HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Vancouver and Abbotsford CMAs

Date Released: May 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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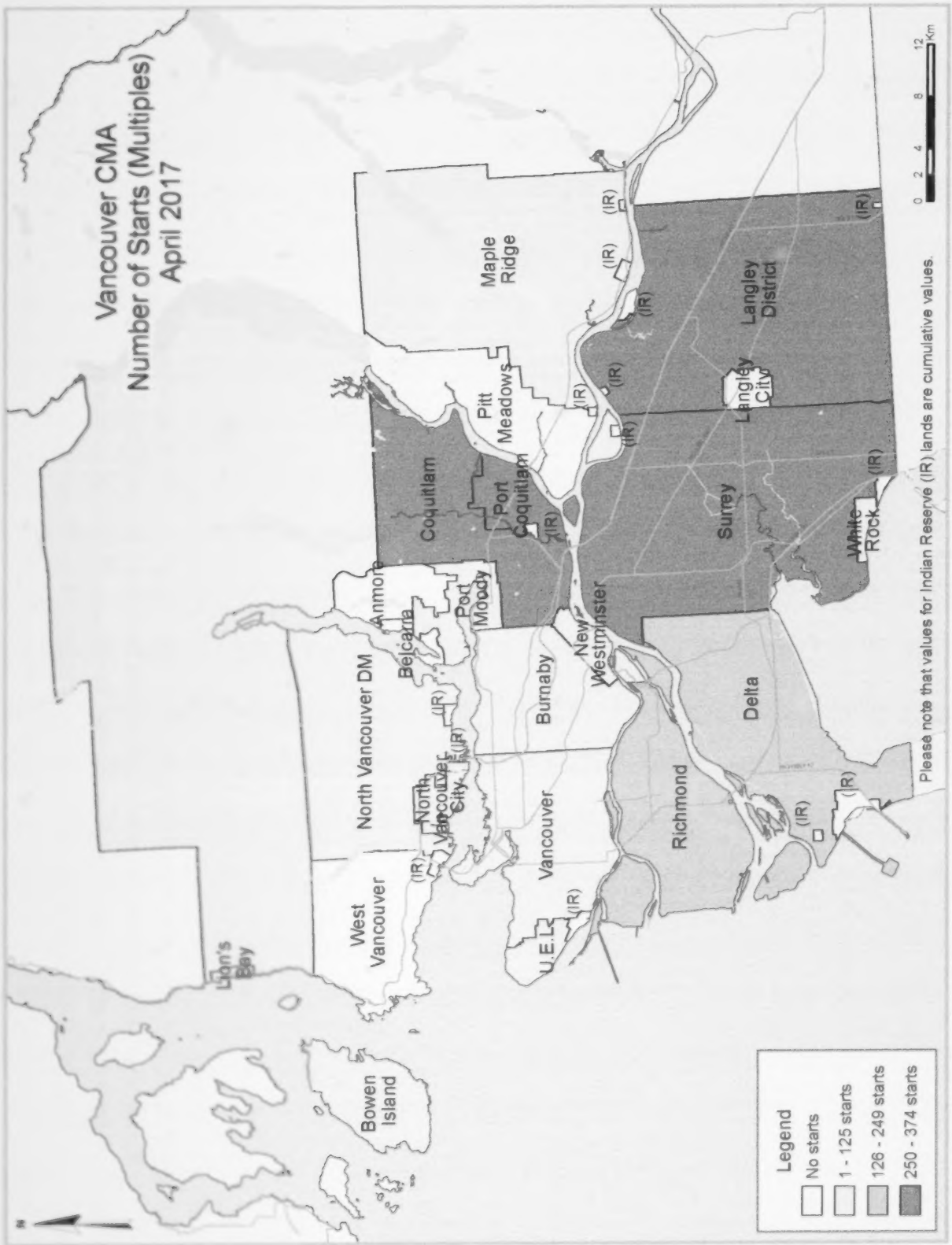
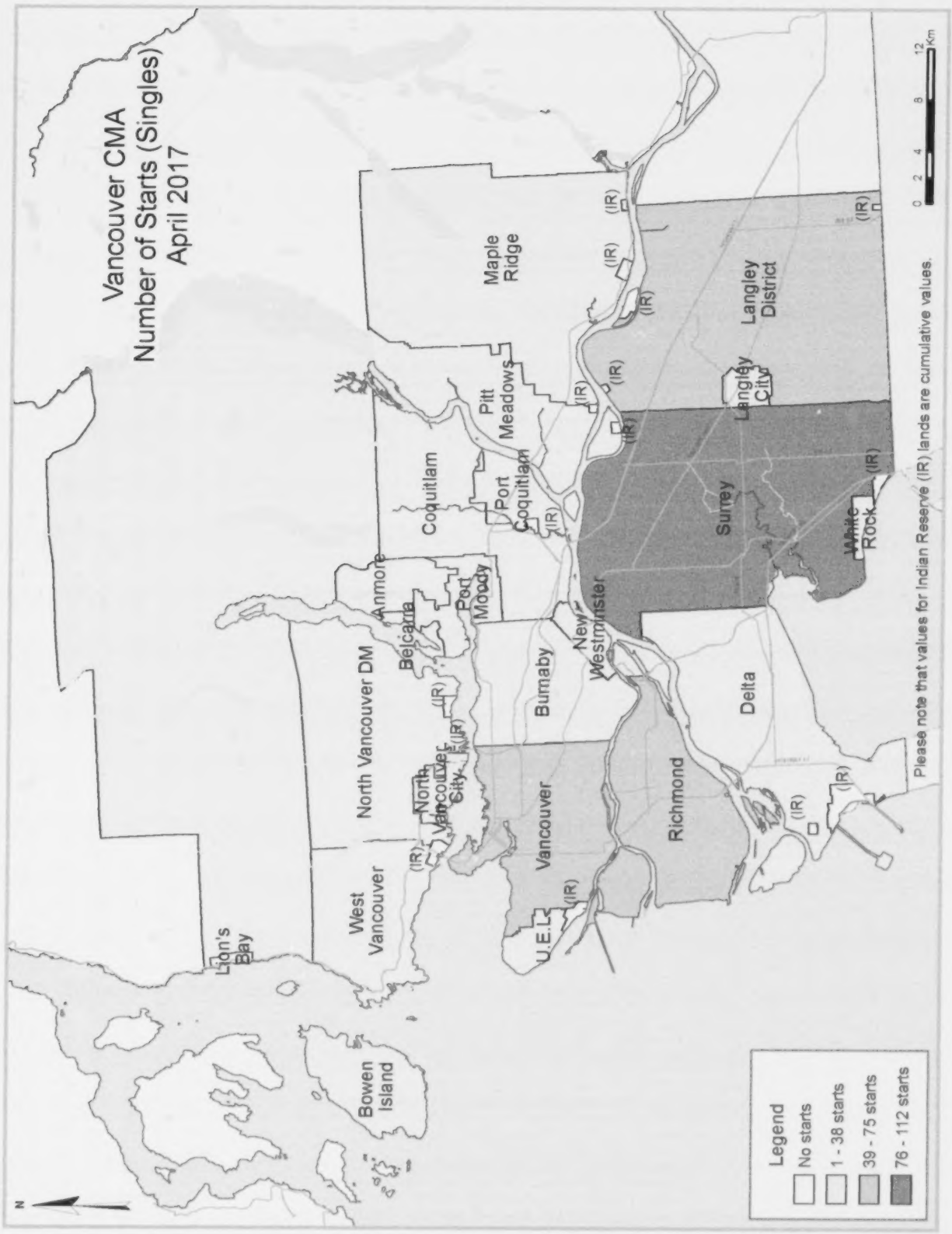
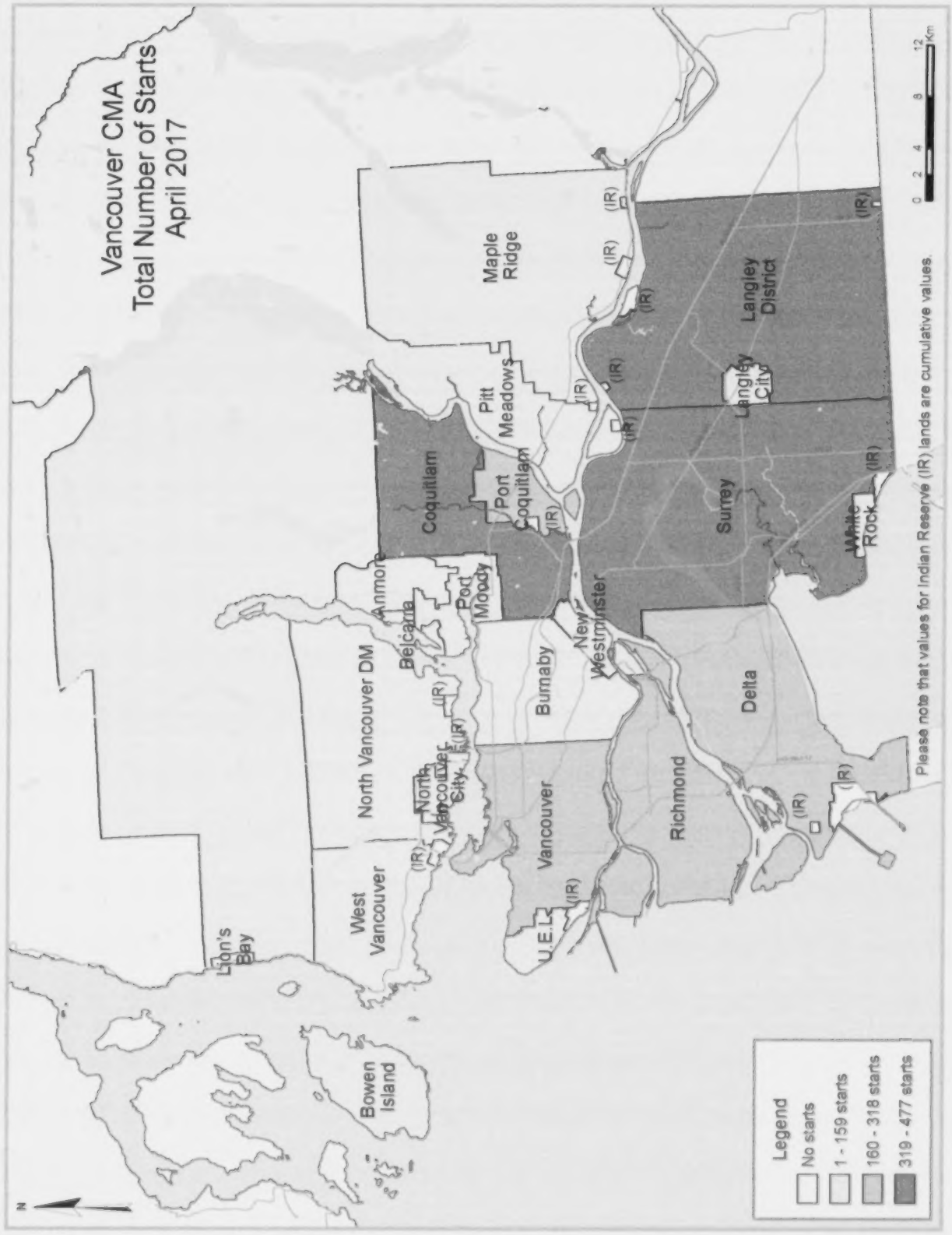

Vancouver CMA
Number of Starts (Multiples)
April 2017
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
Legend
No starts
1 - 125 starts
126 - 249 starts
250 - 374 starts


Vancouver CMA
Number of Starts (Singles)
April 2017
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 38 starts
39 - 75 starts
76 - 112 starts


Vancouver CMA
Total Number of Starts
April 2017
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
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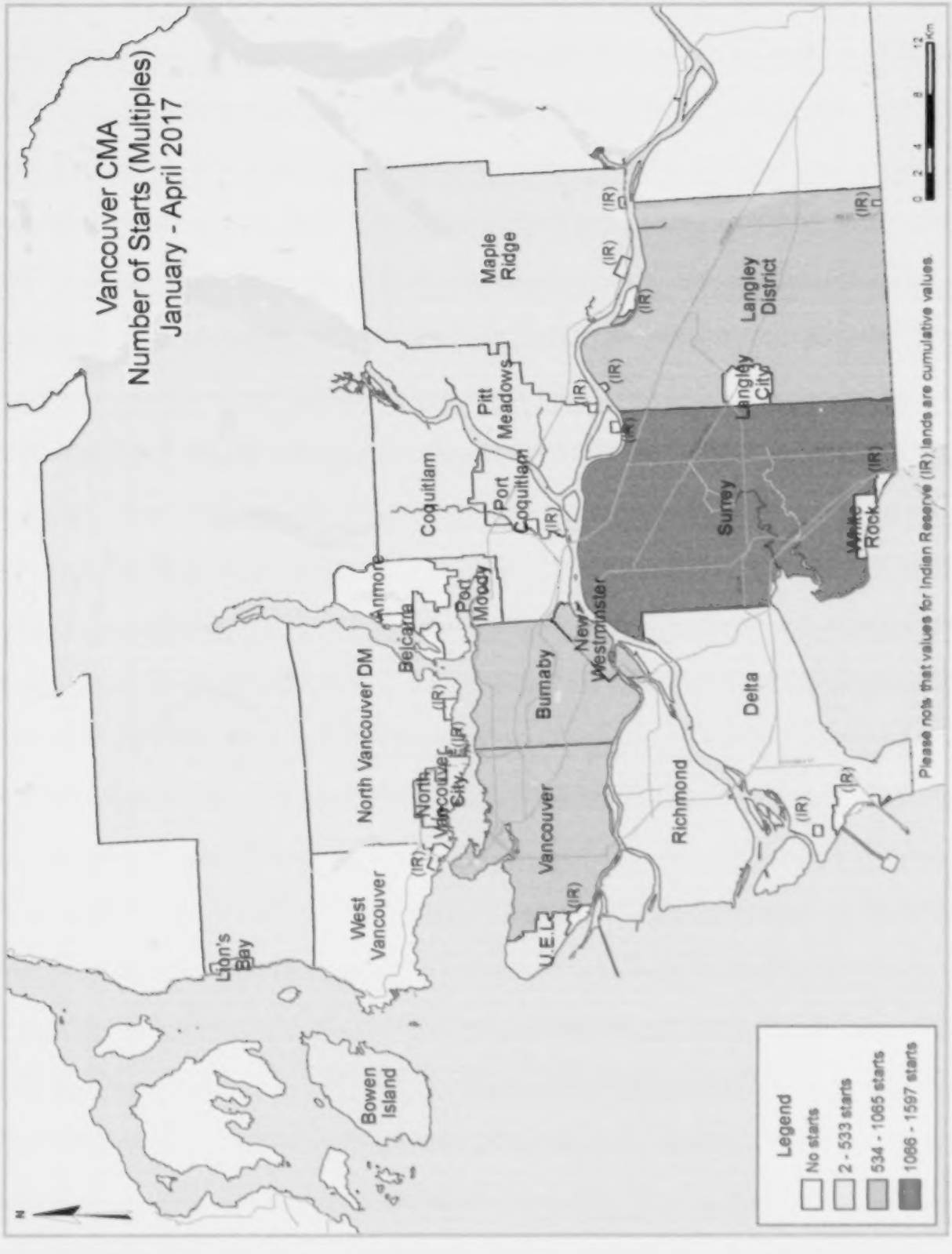
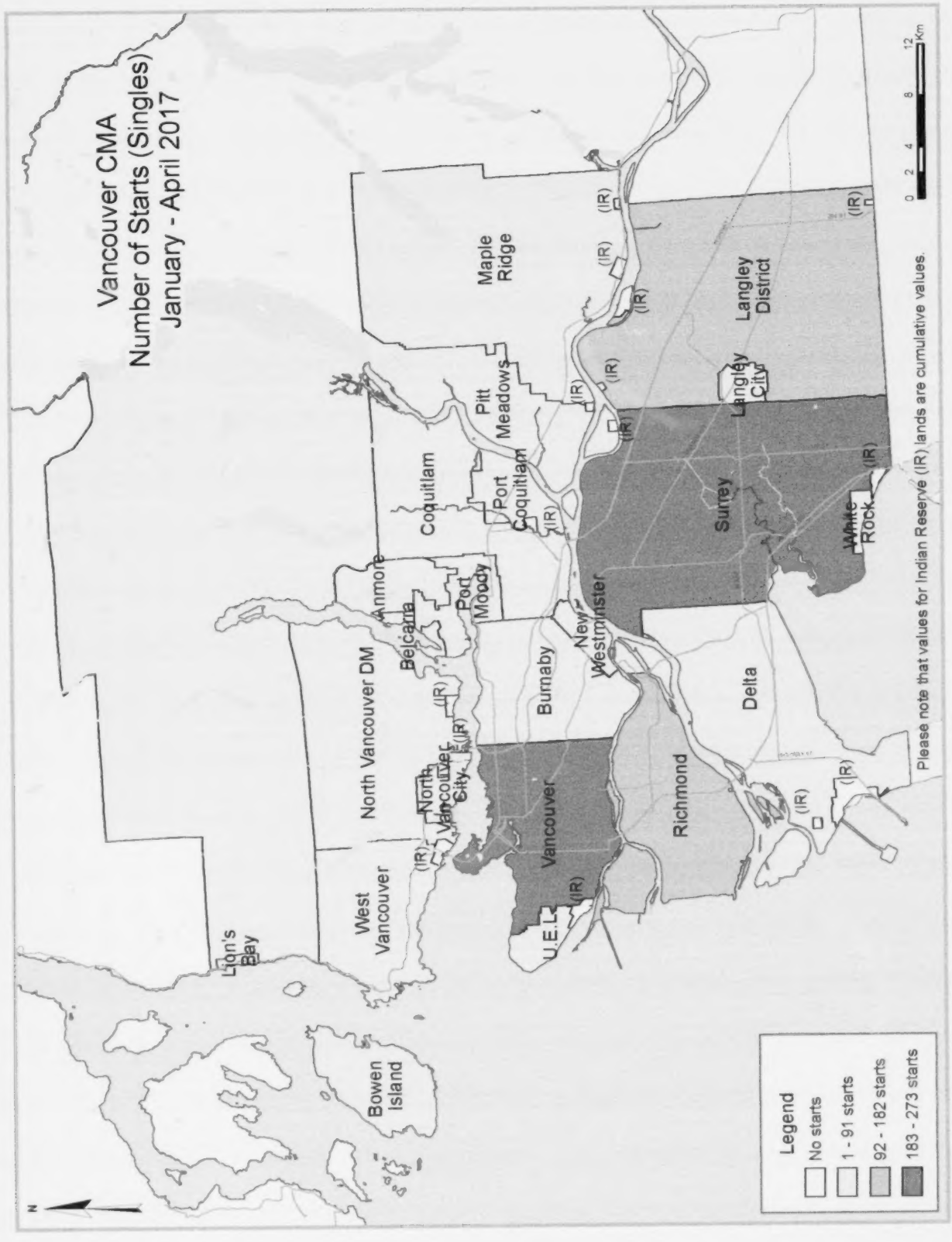
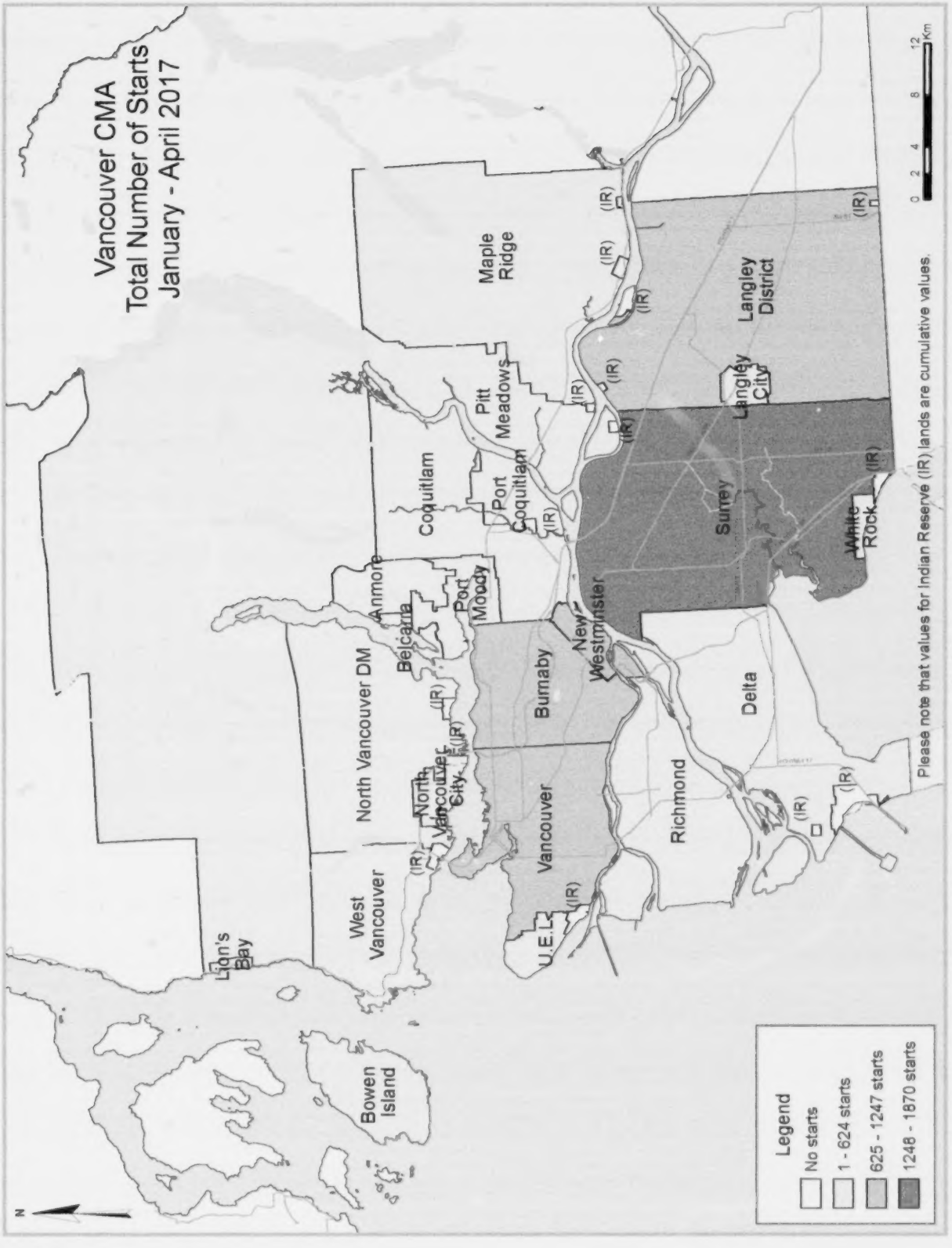
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 159 starts
160 - 318 starts
319 - 477 starts


Vancouver CMA
Number of Starts (Multiples)
January - April 2017
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Port Moody
Anmore
Belcarra
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
Legend
No starts
2 - 533 starts
534 - 1065 starts
1066 - 1597 starts
N
0 2 4 8 12 Km


Vancouver CMA
Number of Starts (Singles)
January - April 2017
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
North Vancouver City
West Vancouver
Lion's Bay
Bowen Island
Burnaby
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Legend
No starts
1 - 91 starts
92 - 182 starts
183 - 273 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N


Vancouver CMA
Total Number of Starts
January - April 2017
Maple Ridge
Pitt Meadows
Coquitlam
Port Coquitlam
Anmore
Belcarra
Port Moody
North Vancouver DM
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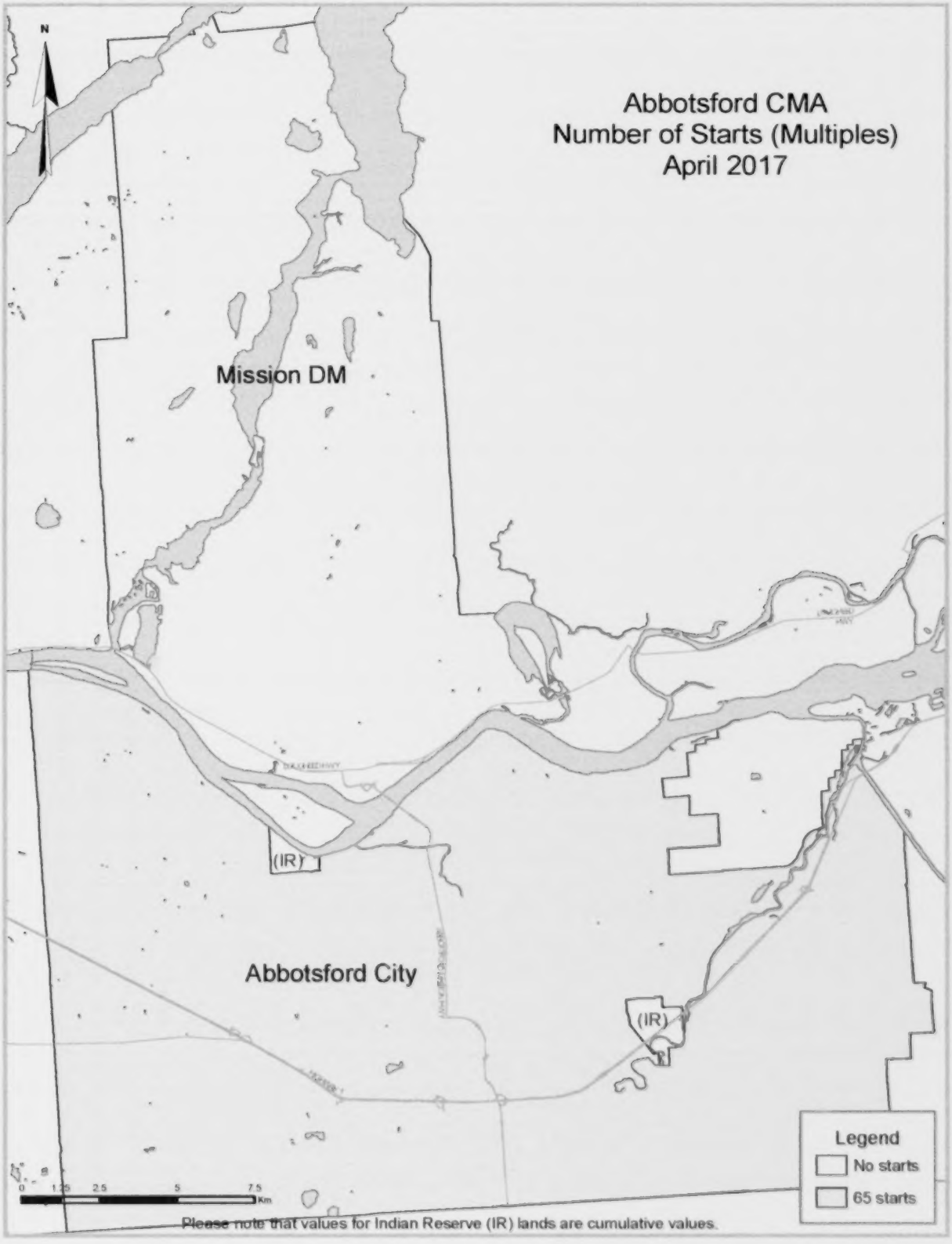
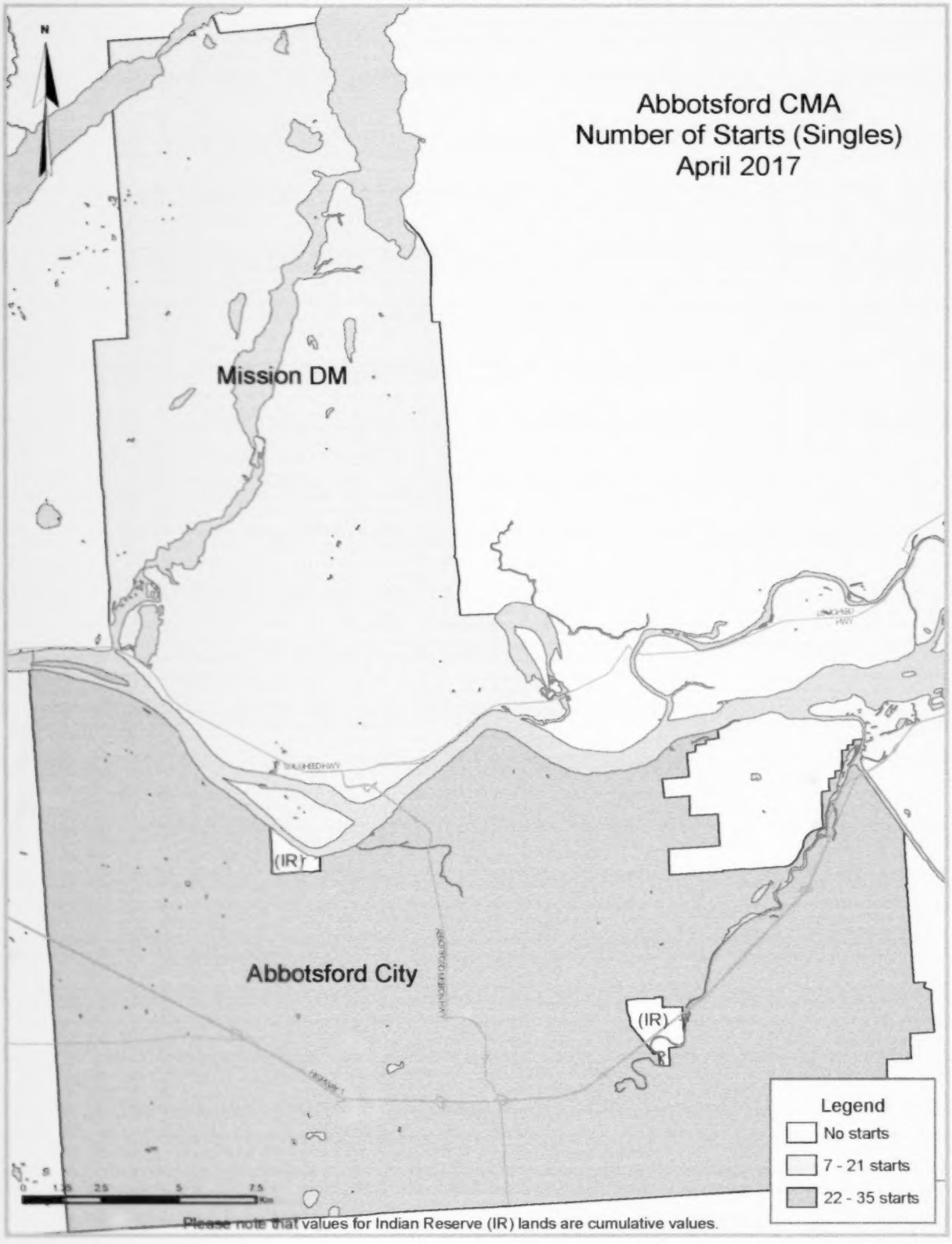
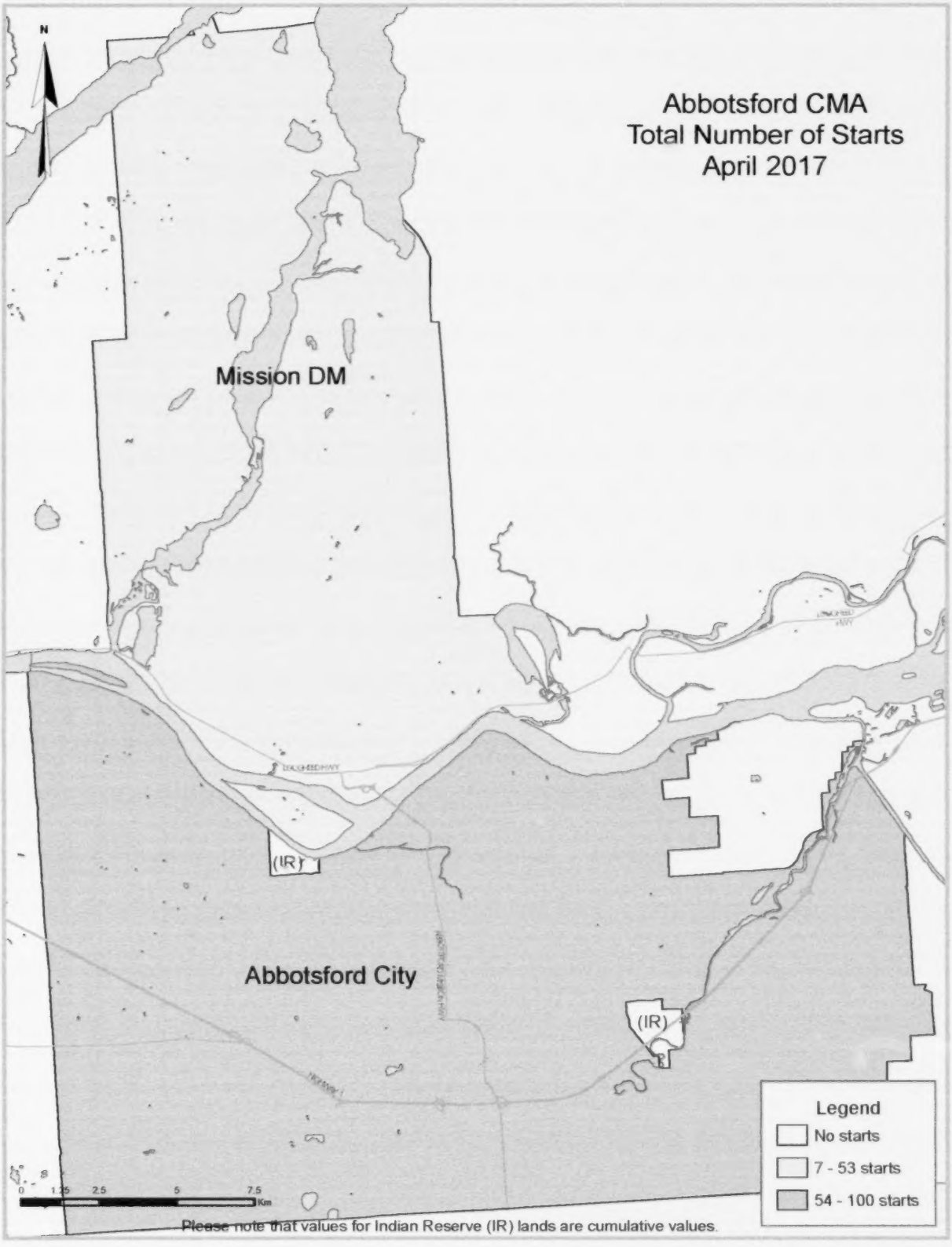
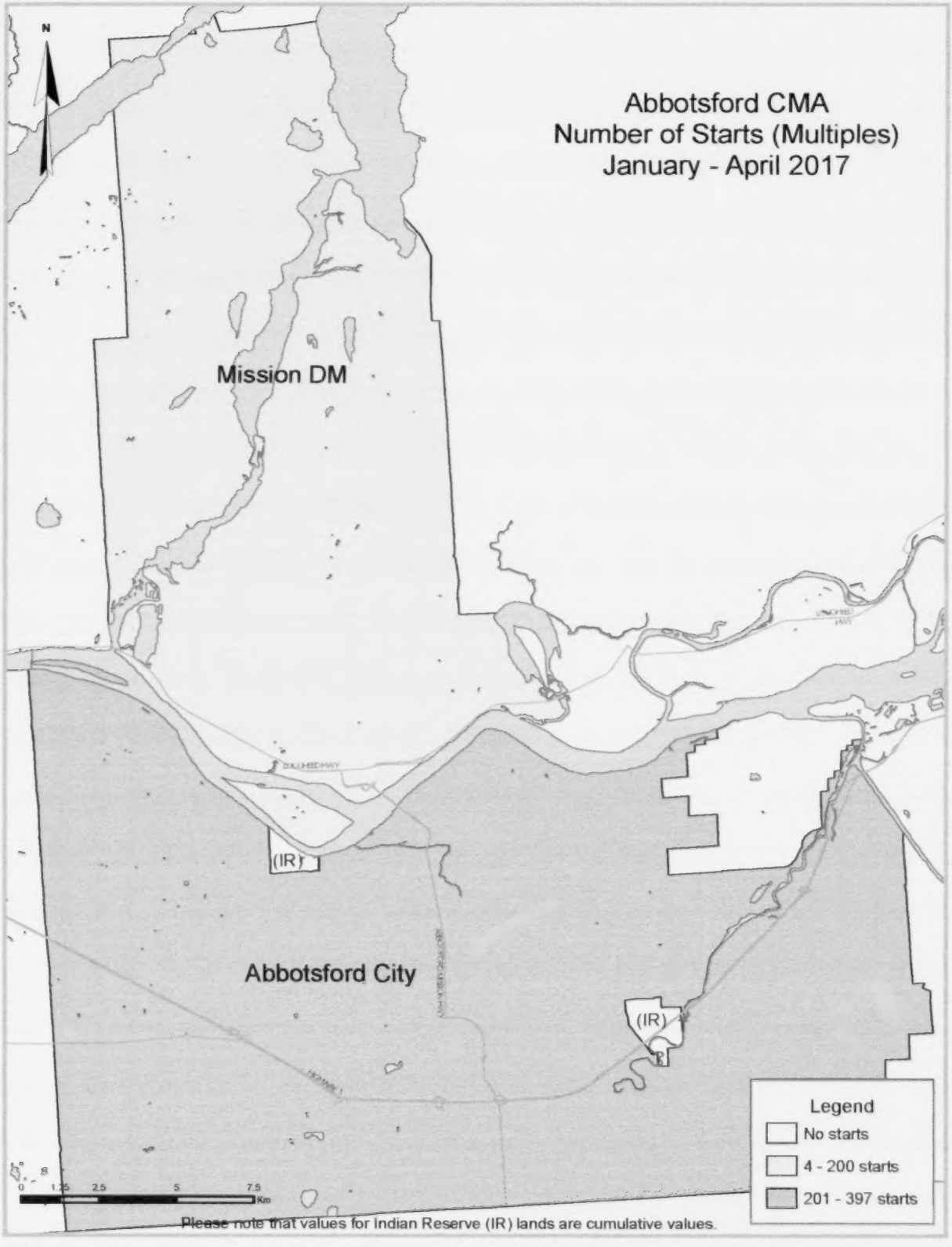
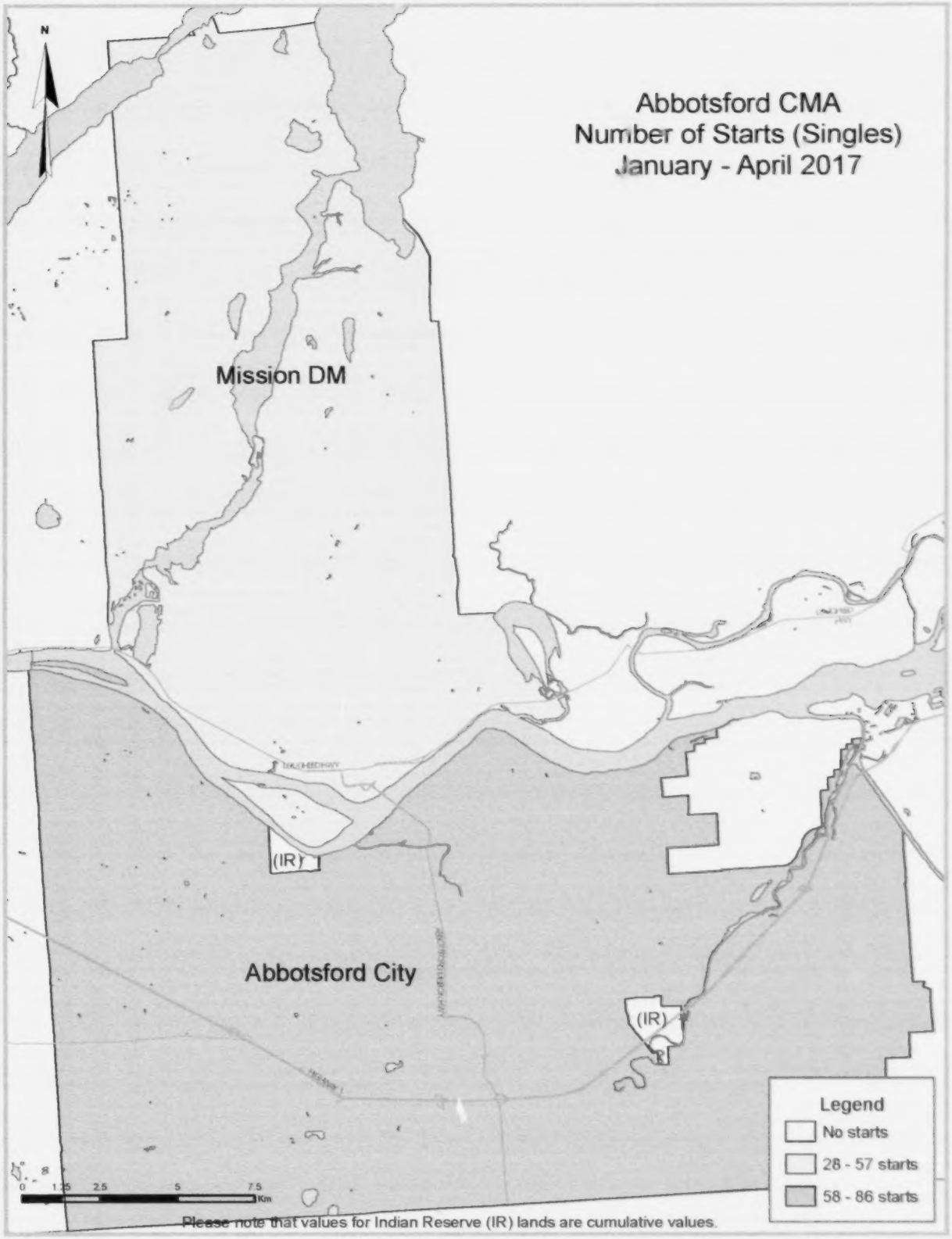
New Westminster
Vancouver
U.E.L.
Richmond
Delta
Surrey
White Rock
Langley City
Langley District
(IR)
Please note that values for Indian Reserve (IR) lands are cumulative values.
0 2 4 8 12 Km
N
Legend
No starts
1 - 624 starts
625 - 1247 starts
1248 - 1870 starts

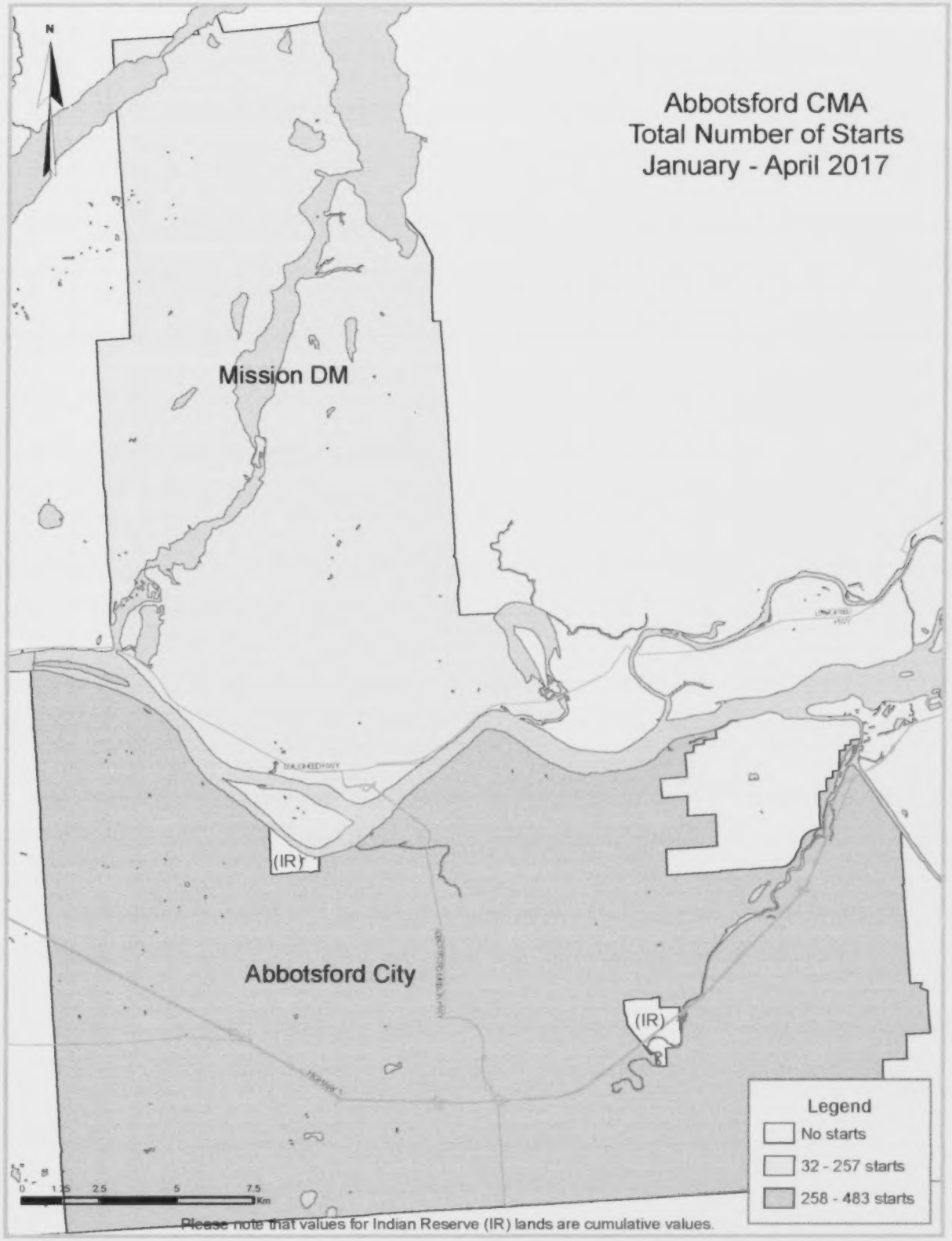

N
Abbotsford CMA
Number of Starts (Multiples)
April 2017
Mission DM
(IR)
Abbotsford City
(IR)
0 1.25 2.5 5 7.5
Km
Legend
No starts
65 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
April 2017
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
7 - 21 starts
22 - 35 starts
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
April 2017
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
7 - 53 starts
54 - 100 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Multiples)
January - April 2017
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
4 - 200 starts
201 - 397 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Number of Starts (Singles)
January - April 2017
Mission DM
Abbotsford City
(IR)
(IR)
Legend
No starts
28 - 57 starts
58 - 86 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.


N
Abbotsford CMA
Total Number of Starts
January - April 2017
Mission DM
(IR)
Abbotsford City
(IR)
Legend
No starts
32 - 257 starts
258 - 483 starts
0 1.25 2.5 5 7.5
Km
Please note that values for Indian Reserve (IR) lands are cumulative values.

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2017		
Vancouver CMA[1]	March 2017	April 2017
Trend[2]	22,569	25,479
SAAR	30,487	29,413
	April 2016	April 2017
Actual		
April - Single-Detached	458	409
April - Multiples	2,293	2,071
April - Total	2,751	2,480
January to April - Single-Detached	1,655	1,303
January to April - Multiples	8,177	6,446
January to April - Total	9,832	7,749

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.1: Housing Activity Summary of Vancouver CMA
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2017	350	26	12	21	353	1,239	38	441	2,480
April 2016	400	24	0	1	297	1,628	57	344	2,751
% Change	-12.5	8.3	n/a	**	18.9	-23.9	-33.3	28.2	-9.9
Year-to-date 2017	1,128	74	20	47	957	4,252	128	1,143	7,749
Year-to-date 2016	1,429	88	28	18	1,088	4,881	210	2,090	9,832
% Change	-21.1	-15.9	-28.6	161.1	-12.0	-12.9	-39.0	-45.3	-21.2
UNDER CONSTRUCTION									
April 2017	4,421	252	66	162	3,123	22,412	563	7,527	38,616
April 2016	4,011	242	113	51	2,621	18,562	486	5,017	31,103
% Change	10.2	4.1	-41.6	**	19.2	20.7	15.8	50.0	24.2
COMPLETIONS									
April 2017	319	16	21	15	274	863	38	548	2,094
April 2016	290	40	0	6	241	283	37	220	1,117
% Change	10.0	-60.0	n/a	150.0	13.7	**	2.7	149.1	87.5
Year-to-date 2017	1,094	76	34	44	818	3,604	154	1,007	6,831
Year-to-date 2016	1,266	106	4	18	899	3,496	129	966	6,884
% Change	-13.6	-28.3	**	144.4	-9.0	3.1	19.4	4.2	-0.8
COMPLETED & NOT ABSORBED									
April 2017	888	68	16	6	148	277	n/a	n/a	1,403
April 2016	607	54	0	10	114	611	n/a	n/a	1,396
% Change	46.3	25.9	n/a	-40.0	29.8	-54.7	n/a	n/a	0.5
ABSORBED									
April 2017	380	20	9	16	299	789	n/a	n/a	1,513
April 2016	308	37	0	6	265	462	n/a	n/a	1,078
% Change	23.4	-45.9	n/a	166.7	12.8	70.8	n/a	n/a	40.4
Year-to-date 2017	1,046	62	22	46	826	3,582	n/a	n/a	5,584
Year-to-date 2016	1,368	125	4	17	1,021	3,634	n/a	n/a	6,169
% Change	-23.5	-50.4	**	170.6	-19.1	-1.4	n/a	n/a	-9.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Burnaby									
April 2017	27	8	0	0	0	0	0	23	58
April 2016	38	8	0	0	33	6	0	151	236
Delta									
April 2017	12	0	0	14	38	105	0	8	177
April 2016	11	0	0	0	0	0	0	7	18
Langley									
April 2017	43	0	0	3	32	137	2	205	422
April 2016	25	2	0	0	107	0	3	3	140
Maple Ridge / Pitt Meadows									
April 2017	37	4	0	0	77	0	0	11	129
April 2016	45	0	0	0	7	0	0	0	52
New Westminster									
April 2017	8	0	0	0	4	21	0	7	40
April 2016	4	2	0	0	0	0	0	2	8
North Vancouver									
April 2017	8	2	0	0	14	0	1	6	31
April 2016	10	0	0	0	7	247	2	7	273
Richmond									
April 2017	39	0	0	1	2	130	0	3	175
April 2016	26	0	0	0	23	188	0	8	245
Surrey									
April 2017	110	0	12	0	186	124	2	43	477
April 2016	110	0	0	0	65	0	1	46	222
Tri-Cities									
April 2017	22	0	0	3	0	650	2	13	690
April 2016	37	4	0	0	26	132	2	21	222
University Endowment Lands									
April 2017	2	0	0	0	0	0	0	90	92
April 2016	0	0	0	0	0	0	0	0	0
Vancouver City									
April 2017	29	10	0	0	0	72	31	28	170
April 2016	71	8	0	0	29	909	49	95	1,161
West Vancouver									
April 2017	1	0	0	0	0	0	0	0	1
April 2016	15	0	0	0	0	57	0	0	72
White Rock									
April 2017	2	0	0	0	0	0	0	2	4
April 2016	8	0	0	0	0	89	0	4	101
First Nations									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2017	350	26	12	21	353	1,239	38	441	2,480
April 2016	400	24	0	1	297	1,628	57	344	2,751

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Burnaby									
April 2017	381	56	0	0	117	4,517	0	729	5,800
April 2016	351	82	0	0	158	2,719	0	365	3,675
Delta									
April 2017	128	2	0	24	159	517	4	68	902
April 2016	98	4	0	14	41	366	1	65	589
Langley									
April 2017	324	6	4	57	508	305	2	353	1,559
April 2016	180	2	40	4	370	436	4	194	1,230
Maple Ridge / Pitt Meadows									
April 2017	201	8	0	0	227	160	2	33	631
April 2016	242	8	9	0	254	47	3	14	577
New Westminster									
April 2017	80	18	0	0	139	1,111	0	1,221	2,569
April 2016	68	8	0	0	27	474	0	551	1,128
North Vancouver									
April 2017	241	24	0	0	69	1,236	17	337	1,924
April 2016	191	12	0	0	47	1,405	17	438	2,110
Richmond									
April 2017	555	6	0	27	271	2,460	3	397	3,719
April 2016	451	4	0	16	222	3,155	5	363	4,216
Surrey									
April 2017	870	2	12	11	1,207	2,255	5	505	4,867
April 2016	846	2	3	2	1,049	1,807	2	492	4,203
Tri-Cities									
April 2017	259	20	12	15	154	1,850	11	232	2,553
April 2016	246	8	0	0	270	1,589	5	160	2,278
University Endowment Lands									
April 2017	15	0	0	0	0	105	0	302	422
April 2016	17	0	0	0	11	372	0	0	400
Vancouver City									
April 2017	927	98	34	20	258	7,587	514	3,303	12,831
April 2016	967	112	57	9	149	5,966	443	2,337	10,040
West Vancouver									
April 2017	311	8	0	1	14	69	1	0	404
April 2016	238	0	0	2	23	77	2	0	342
White Rock									
April 2017	63	0	4	0	0	149	0	41	257
April 2016	59	0	4	0	0	149	0	36	248
First Nations									
April 2017	0	0	0	0	0	91	0	0	91
April 2016	18	0	0	0	0	0	4	0	22
Vancouver CMA									
April 2017	4,421	252	66	162	3,123	22,412	563	7,527	38,616
April 2016	4,011	242	113	51	2,621	18,562	486	5,017	31,103

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

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April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Burnaby									
April 2017	20	12	0	0	0	0	0	12	44
April 2016	22	16	0	0	0	42	0	19	99
Delta									
April 2017	10	0	0	8	45	30	1	7	101
April 2016	7	0	0	0	0	41	1	7	56
Langley									
April 2017	26	0	0	5	58	0	1	140	230
April 2016	22	4	0	1	47	0	2	71	147
Maple Ridge / Pitt Meadows									
April 2017	35	0	0	0	8	0	1	3	47
April 2016	16	0	0	0	3	0	0	2	21
New Westminster									
April 2017	4	0	0	0	5	0	0	187	196
April 2016	1	0	0	0	0	0	0	0	1
North Vancouver									
April 2017	33	0	0	0	0	308	5	21	367
April 2016	8	0	0	0	32	0	0	4	44
Richmond									
April 2017	23	0	0	0	30	137	0	9	199
April 2016	29	0	0	5	40	27	0	11	112
Surrey									
April 2017	89	0	3	0	106	0	0	46	244
April 2016	95	6	0	0	116	52	0	62	331
Tri-Cities									
April 2017	21	4	13	2	22	150	0	12	224
April 2016	19	0	0	0	0	0	1	11	31
University Endowment Lands									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Vancouver City									
April 2017	37	0	0	0	0	238	30	108	413
April 2016	56	14	0	0	3	121	33	28	255
West Vancouver									
April 2017	17	0	0	0	0	0	0	0	17
April 2016	8	0	0	0	0	0	0	0	8
White Rock									
April 2017	2	0	0	0	0	0	0	2	4
April 2016	7	0	0	0	0	0	0	5	12
First Nations									
April 2017	0	0	5	0	0	0	0	0	5
April 2016	0	0	0	0	0	0	0	0	0
Vancouver CMA									
April 2017	319	16	21	15	274	863	38	548	2,094
April 2016	290	40	0	6	241	283	37	220	1,117

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Burnaby									
April 2017	98	29	0	0	0	1	n/a	n/a	128
April 2016	62	14	0	0	0	3	n/a	n/a	79
Delta									
April 2017	14	0	0	1	4	10	n/a	n/a	29
April 2016	10	0	0	0	7	0	n/a	n/a	17
Langley									
April 2017	22	0	4	0	16	0	n/a	n/a	42
April 2016	18	0	0	5	6	3	n/a	n/a	32
Maple Ridge / Pitt Meadows									
April 2017	46	0	0	0	30	73	n/a	n/a	149
April 2016	12	0	0	0	9	149	n/a	n/a	170
New Westminster									
April 2017	12	1	0	0	8	3	n/a	n/a	24
April 2016	1	0	0	0	4	146	n/a	n/a	151
North Vancouver									
April 2017	24	4	0	0	0	152	n/a	n/a	180
April 2016	11	1	0	0	9	94	n/a	n/a	115
Richmond									
April 2017	196	2	0	1	20	2	n/a	n/a	221
April 2016	135	2	0	2	16	45	n/a	n/a	200
Surrey									
April 2017	76	0	0	1	60	2	n/a	n/a	139
April 2016	55	1	0	2	56	54	n/a	n/a	168
Tri-Cities									
April 2017	63	3	7	0	3	23	n/a	n/a	99
April 2016	33	0	0	0	2	35	n/a	n/a	70
University Endowment Lands									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	1	0	0	0	0	1	n/a	n/a	2
Vancouver City									
April 2017	298	29	0	1	7	9	n/a	n/a	344
April 2016	239	35	0	1	5	78	n/a	n/a	358
West Vancouver									
April 2017	29	0	0	0	0	0	n/a	n/a	29
April 2016	12	0	0	0	0	0	n/a	n/a	12
White Rock									
April 2017	10	0	0	0	0	2	n/a	n/a	12
April 2016	18	1	0	0	0	3	n/a	n/a	22
First Nations									
April 2017	0	0	5	0	0	0	n/a	n/a	5
April 2016	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
April 2017	888	68	16	6	148	277	n/a	n/a	1,403
April 2016	607	54	0	10	114	611	n/a	n/a	1,396

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Burnaby									
April 2017	22	5	0	0	0	0	n/a	n/a	27
April 2016	22	14	0	0	0	52	n/a	n/a	88
Delta									
April 2017	16	0	0	8	45	20	n/a	n/a	89
April 2016	12	0	0	0	0	41	n/a	n/a	53
Langley									
April 2017	19	0	0	5	60	0	n/a	n/a	84
April 2016	16	4	0	1	51	17	n/a	n/a	89
Maple Ridge / Pitt Meadows									
April 2017	37	0	0	0	14	0	n/a	n/a	51
April 2016	18	0	0	0	3	0	n/a	n/a	21
New Westminster									
April 2017	4	0	0	0	4	1	n/a	n/a	9
April 2016	2	0	0	0	5	46	n/a	n/a	53
North Vancouver									
April 2017	36	0	0	0	8	242	n/a	n/a	286
April 2016	9	0	0	0	34	0	n/a	n/a	43
Richmond									
April 2017	67	0	0	1	28	142	n/a	n/a	238
April 2016	23	0	0	5	46	33	n/a	n/a	107
Surrey									
April 2017	97	0	3	0	116	0	n/a	n/a	216
April 2016	107	5	0	0	118	98	n/a	n/a	328
Tri-Cities									
April 2017	30	4	6	2	24	150	n/a	n/a	216
April 2016	23	0	0	0	6	1	n/a	n/a	30
University Endowment Lands									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	2	n/a	n/a	2
Vancouver City									
April 2017	39	11	0	0	0	234	n/a	n/a	284
April 2016	59	14	0	0	1	171	n/a	n/a	245
West Vancouver									
April 2017	7	0	0	0	0	0	n/a	n/a	7
April 2016	11	0	0	0	1	0	n/a	n/a	12
White Rock									
April 2017	4	0	0	0	0	0	n/a	n/a	4
April 2016	5	0	0	0	0	1	n/a	n/a	6
First Nations									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
Vancouver CMA									
April 2017	380	20	9	16	299	789	n/a	n/a	1,513
April 2016	308	37	0	6	265	462	n/a	n/a	1,078

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Vancouver CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	4,394	282	81	145	3,461	12,620	664	6,177	27,914
% Change	9.0	-8.4	-29.6	119.7	31.5	27.5	26.5	88.0	33.8
2015	4,031	308	115	66	2,632	9,901	525	3,285	20,863
% Change	2.8	-6.1	8.5	**	-7.8	14.3	18.5	15.5	8.6
2014	3,920	328	106	21	2,855	8,666	443	2,843	19,212
% Change	13.5	-10.9	**	-32.3	14.6	-5.7	-15.9	8.4	2.8
2013	3,454	368	18	31	2,491	9,185	527	2,622	18,696
% Change	17.4	12.2	-99.2	-8.8	1.9	-4.5	30.4	**	-1.7
2012	2,943	328	2,384	34	2,445	9,616	404	873	19,027
% Change	-11.8	27.1	6.3	-5.6	-20.2	34.0	28.7	-39.4	6.5
2011	3,336	258	2,242	36	3,063	7,177	314	1,441	17,867
% Change	-22.2	-1.5	70.5	-7.7	24.2	23.9	51.7	70.1	17.4
2010	4,287	262	1,315	39	2,467	5,793	207	847	15,217
% Change	48.4	48.9	98.3	129.4	38.0	146.0	**	102.6	82.5
2009	2,888	176	663	17	1,788	2,355	29	418	8,339
% Change	-19.5	-52.8	-7.5	-41.4	-32.3	-79.5	52.6	-42.7	-57.4
2008	3,586	373	717	29	2,642	11,496	19	729	19,591
% Change	-13.1	0.3	93.8	-61.8	-5.6	-7.1	-85.7	51.2	-5.5
2007	4,128	372	370	76	2,799	12,376	133	482	20,736

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Anmore	2	1	0	0	0	0	0	0	2	1	100.0
Belcarra	1	0	0	0	0	0	0	0	1	0	n/a
Bowen Island	7	0	2	0	0	0	2	0	11	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	9	6	2	0	0	0	9	10	20	16	25.0
Burnaby - Lougheed Mall	1	1	0	0	0	0	1	0	2	1	100.0
Burnaby - South & East	0	4	0	4	0	0	0	4	0	12	-100.0
Burnaby - Central Park	3	2	2	0	0	0	3	1	8	3	166.7
Burnaby - Remainder	14	25	4	4	0	33	10	142	28	204	-86.3
Burnaby Total	27	38	8	8	0	33	23	157	58	236	-75.4
Coquitlam	21	32	0	4	0	4	367	151	388	191	103.1
Delta - Tsawwassen	14	4	0	0	0	0	0	1	14	5	180.0
Delta - Ladner	1	2	0	0	38	0	0	1	39	3	**
Delta - North	11	5	0	0	0	0	113	5	124	10	**
Delta	26	11	0	0	38	0	113	7	177	18	**
Langley City	4	0	0	0	0	14	0	0	4	14	-71.4
Langley District	44	28	2	2	30	93	342	3	418	126	**
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	35	44	4	0	77	7	11	0	127	51	149.0
New Westminster	8	4	0	2	4	0	28	2	40	8	**
North Vancouver City	5	5	2	0	0	7	6	4	13	16	-18.8
North Vancouver DM	4	7	0	0	14	0	0	250	18	257	-93.0
Pitt Meadows	2	1	0	0	0	0	0	0	2	1	100.0
Port Coquitlam	2	5	0	4	0	18	295	2	297	29	**
Port Moody	4	2	0	0	0	0	1	0	5	2	150.0
Richmond	40	26	2	6	0	17	133	196	175	245	-28.6
Surrey - South	48	47	4	0	133	25	6	12	191	84	127.4
Surrey - Cloverdale	7	13	0	0	15	0	7	7	29	20	45.0
Surrey - North	46	43	2	0	44	40	22	20	114	103	10.7
Surrey - Guildford	0	1	0	0	0	0	124	1	124	2	**
Surrey - Whalley	11	7	0	0	0	0	8	6	19	13	46.2
Surrey Total	112	111	6	0	192	65	167	46	477	222	114.9
University Endowment Lands	2	0	0	0	0	0	90	0	92	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	353	0	353	-100.0
Vancouver - Kitsilano	1	1	0	0	0	0	0	24	1	25	-96.0
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	1	1	0	0	0	8	1	1	2	10	-80.0
Vancouver - Kerrisdale	0	6	0	0	0	0	0	1	0	7	-100.0
Vancouver - Marpole	8	3	0	0	0	0	2	0	10	3	**
Vancouver - Eastside	35	85	8	4	0	4	32	172	75	265	-71.7
Vancouver - Mt. Pleasant	1	1	2	0	0	0	1	43	4	44	-90.9
Vancouver - Strath/Grand	2	2	0	4	0	0	0	352	2	358	-99.4
Vancouver - Westside	12	21	0	0	0	17	64	58	76	96	-20.8
Vancouver Total	60	120	10	8	0	29	100	1,004	170	1,161	-85.4
West Vancouver	1	15	0	0	0	0	0	57	1	72	-98.6
White Rock	2	8	0	0	0	0	2	93	4	101	-96.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver CMA	409	458	36	34	355	287	1,680	1,972	2,480	2,751	-9.9

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Anmore	5	6	0	0	0	0	0	0	5	6	-16.7
Belcarra	1	1	0	0	0	0	0	0	1	1	0.0
Bowen Island	17	3	2	0	0	0	4	0	23	3	**
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	23	37	4	4	0	0	622	28	649	69	**
Burnaby - Lougheed Mall	1	1	0	0	0	0	1	97	2	98	-98.0
Burnaby - South & East	7	12	0	6	0	0	7	11	14	29	-51.7
Burnaby - Central Park	4	6	2	4	0	0	4	787	10	797	-98.7
Burnaby - Remainder	47	68	14	22	42	68	35	237	138	395	-65.1
Burnaby Total	82	124	20	36	42	68	669	1,160	813	1,388	-41.4
Coquitlam	75	126	4	28	21	18	468	602	568	774	-26.6
Delta - Tsawwassen	24	12	0	0	0	0	1	3	25	15	66.7
Delta - Ladner	18	13	0	2	80	33	1	2	99	50	98.0
Delta - North	22	11	0	0	0	0	122	11	144	22	**
Delta	64	36	0	2	80	33	124	16	268	87	**
Langley City	4	1	0	0	0	14	0	0	4	15	-73.3
Langley District	133	84	4	4	160	256	382	20	679	364	86.5
Lion's Bay	1	0	0	0	0	0	0	0	1	0	n/a
Maple Ridge	77	160	4	2	92	135	20	6	193	303	-36.3
New Westminster	20	21	12	2	20	12	785	241	837	276	**
North Vancouver City	22	25	4	8	3	7	13	342	42	382	-89.0
North Vancouver DM	55	43	0	0	14	15	27	503	96	561	-82.9
Pitt Meadows	5	7	2	0	0	0	0	0	7	7	0.0
Port Coquitlam	23	13	0	6	28	28	328	6	379	53	**
Port Moody	7	6	4	0	8	7	1	0	20	13	53.8
Richmond	148	134	10	6	10	55	429	698	597	893	-33.1
Surrey - South	111	135	4	16	273	174	18	35	406	360	12.8
Surrey - Cloverdale	24	27	0	0	27	17	16	17	67	61	9.8
Surrey - North	99	138	2	0	110	93	46	75	257	306	-16.0
Surrey - Guildford	1	5	0	0	0	52	125	4	126	61	106.6
Surrey - Whalley	38	35	0	2	0	8	976	108	1,014	153	**
Surrey Total	273	340	6	18	410	344	1,181	239	1,870	941	98.7
University Endowment Lands	3	1	0	0	0	0	195	0	198	1	**
Vancouver - West End	0	0	0	0	0	0	3	0	3	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	6	1,171	6	1,171	-99.5
Vancouver - Kitsilano	2	1	0	2	0	0	102	24	104	27	**
Vancouver - False Creek	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Granville/Oak	3	3	0	2	0	8	2	134	5	147	-96.6
Vancouver - Kerrisdale	8	16	0	0	0	0	1	2	9	18	-50.0
Vancouver - Marpole	18	17	4	2	46	0	7	263	75	282	-73.4
Vancouver - Eastside	158	281	20	14	13	31	560	474	751	800	-6.1
Vancouver - Mt. Pleasant	3	2	4	8	4	0	1	369	12	379	-96.8
Vancouver - Strath/Grand	4	6	0	4	0	0	1	368	5	378	-98.7
Vancouver - Westside	52	103	0	2	0	29	80	178	132	312	-57.7
Vancouver Total	248	429	28	34	63	68	763	2,983	1,102	3,514	-68.6
West Vancouver	28	60	0	0	0	0	0	57	28	117	-76.1
White Rock	12	13	0	0	0	0	6	98	18	111	-83.8
First Nations	0	22	0	0	0	0	0	0	0	22	-100.0
Vancouver CMA	1,303	1,655	100	146	951	1,060	5,395	6,971	7,749	9,832	-21.2

Source: CMHC (Starts and Completions Survey)

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Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	2	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	6	9	4
Burnaby - Lougheed Mall	0	0	0	0	0	0	1	0
Burnaby - South & East	0	0	0	0	0	0	0	4
Burnaby - Central Park	0	0	0	0	0	0	3	1
Burnaby - Remainder	0	33	0	0	0	0	10	142
Burnaby Total	0	33	0	0	0	6	23	151
Coquitlam	0	4	0	0	356	132	11	19
Delta - Tsawwassen	0	0	0	0	0	0	0	1
Delta - Ladner	38	0	0	0	0	0	0	1
Delta - North	0	0	0	0	105	0	8	5
Delta	38	0	0	0	105	0	8	7
Langley City	0	14	0	0	0	0	0	0
Langley District	30	93	0	0	137	0	205	3
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	77	7	0	0	0	0	11	0
New Westminster	4	0	0	0	21	0	7	2
North Vancouver City	0	7	0	0	0	0	6	4
North Vancouver DM	14	0	0	0	0	247	0	3
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	0	18	0	0	294	0	1	2
Port Moody	0	0	0	0	0	0	1	0
Richmond	0	17	0	0	130	188	3	8
Surrey - South	133	25	0	0	0	0	6	12
Surrey - Cloverdale	15	0	0	0	0	0	7	7
Surrey - North	44	40	0	0	0	0	22	20
Surrey - Guildford	0	0	0	0	124	0	0	1
Surrey - Whalley	0	0	0	0	0	0	8	6
Surrey Total	192	65	0	0	124	0	43	46
University Endowment Lands	0	0	0	0	0	0	90	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	353	0	0
Vancouver - Kitsilano	0	0	0	0	0	24	0	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	8	0	0	0	0	1	1
Vancouver - Kerrisdale	0	0	0	0	0	0	0	1
Vancouver - Marpole	0	0	0	0	0	0	2	0
Vancouver - Eastside	0	4	0	0	10	84	22	88
Vancouver - Mt. Pleasant	0	0	0	0	0	43	1	0
Vancouver - Strath/Grand	0	0	0	0	0	350	0	2
Vancouver - Westside	0	17	0	0	62	55	2	3
Vancouver Total	0	29	0	0	72	909	28	95
West Vancouver	0	0	0	0	0	57	0	0
White Rock	0	0	0	0	0	89	2	4
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	355	287	0	0	1,239	1,628	441	344

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	4	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	602	6	20	22
Burnaby - Lougheed Mall	0	0	0	0	0	97	1	0
Burnaby - South & East	0	0	0	0	0	0	7	11
Burnaby - Central Park	0	0	0	0	0	783	4	4
Burnaby - Remainder	42	68	0	0	0	63	35	174
Burnaby Total	42	68	0	0	602	949	67	211
Coquitlam	21	18	0	0	422	514	46	88
Delta - Tsawwassen	0	0	0	0	0	0	1	3
Delta - Ladner	80	33	0	0	0	0	1	2
Delta - North	0	0	0	0	105	0	17	11
Delta	80	33	0	0	105	0	19	16
Langley City	0	14	0	0	0	0	0	0
Langley District	160	256	0	0	137	0	245	20
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	92	135	0	0	0	0	20	6
New Westminster	20	12	0	0	582	0	203	241
North Vancouver City	3	7	0	0	0	225	13	117
North Vancouver DM	14	15	0	0	0	478	27	25
Pitt Meadows	0	0	0	0	0	0	0	0
Port Coquitlam	28	28	0	0	316	0	12	6
Port Moody	8	7	0	0	0	0	1	0
Richmond	10	55	0	0	399	673	30	25
Surrey - South	273	174	0	0	0	0	18	35
Surrey - Cloverdale	27	17	0	0	0	0	16	17
Surrey - North	110	93	0	0	0	0	46	75
Surrey - Guildford	0	52	0	0	124	0	1	4
Surrey - Whalley	0	8	0	0	946	81	30	27
Surrey Total	410	344	0	0	1,070	81	111	158
University Endowment Lands	0	0	0	0	105	0	90	0
Vancouver - West End	0	0	0	0	3	0	0	0
Vancouver - Downtown	0	0	0	0	0	493	6	678
Vancouver - Kitsilano	0	0	0	0	5	24	97	0
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	0	8	0	0	0	126	2	8
Vancouver - Kerrisdale	0	0	0	0	0	0	1	2
Vancouver - Marpole	46	0	0	0	0	261	7	2
Vancouver - Eastside	13	31	0	0	444	223	116	251
Vancouver - Mt. Pleasant	4	0	0	0	0	168	1	201
Vancouver - Strath/Grand	0	0	0	0	0	365	1	3
Vancouver - Westside	0	29	0	0	62	155	18	23
Vancouver Total	63	68	0	0	514	1,815	249	1,168
West Vancouver	0	0	0	0	0	57	0	0
White Rock	0	0	0	0	0	89	6	9
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	951	1,060	0	0	4,252	4,881	1,143	2,090

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.4: Starts by Submarket and by Intended Market
April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Anmore	2	0	0	1	0	0	2	1
Belcarra	1	0	0	0	0	0	1	0
Bowen Island	9	0	0	0	2	0	11	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	11	6	0	6	9	4	20	16
Burnaby - Lougheed Mall	1	1	0	0	1	0	2	1
Burnaby - South & East	0	8	0	0	0	4	0	12
Burnaby - Central Park	5	2	0	0	3	1	8	3
Burnaby - Remainder	18	29	0	33	10	142	28	204
Burnaby Total	35	46	0	39	23	151	58	236
Coquitlam	19	30	356	140	13	21	388	191
Delta - Tsawwassen	0	4	14	0	0	1	14	5
Delta - Ladner	1	2	38	0	0	1	39	3
Delta - North	11	5	105	0	8	5	124	10
Delta	12	11	157	0	8	7	177	18
Langley City	4	0	0	14	0	0	4	14
Langley District	39	27	172	93	207	6	418	126
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	39	44	77	7	11	0	127	51
New Westminster	8	6	25	0	7	2	40	8
North Vancouver City	6	4	0	7	7	5	13	16
North Vancouver DM	4	6	14	247	0	4	18	257
Pitt Meadows	2	1	0	0	0	0	2	1
Port Coquitlam	2	9	294	18	1	2	297	29
Port Moody	1	2	3	0	1	0	5	2
Richmond	39	26	133	211	3	8	175	245
Surrey - South	48	47	137	25	6	12	191	84
Surrey - Cloverdale	7	13	15	0	7	7	29	20
Surrey - North	56	42	34	40	24	21	114	103
Surrey - Guildford	0	1	124	0	0	1	124	2
Surrey - Whalley	11	7	0	0	8	6	19	13
Surrey Total	122	110	310	65	45	47	477	222
University Endowment Lands	2	0	0	0	90	0	92	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	353	0	0	0	353
Vancouver - Kitsilano	1	1	0	24	0	0	1	25
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	1	1	0	8	1	1	2	10
Vancouver - Kerrisdale	0	5	0	0	0	2	0	7
Vancouver - Marpole	4	3	0	0	6	0	10	3
Vancouver - Eastside	23	49	10	88	42	128	75	265
Vancouver - Mt. Pleasant	3	1	0	43	1	0	4	44
Vancouver - Strath/Grand	0	6	0	350	2	2	2	358
Vancouver - Westside	7	13	62	72	7	11	76	96
Vancouver Total	39	79	72	938	59	144	170	1,161
West Vancouver	1	15	0	57	0	0	1	72
White Rock	2	8	0	89	2	4	4	101
First Nations	0	0	0	0	0	0	0	0
Vancouver CMA	388	424	1,613	1,926	479	401	2,480	2,751

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.5: Starts by Submarket and by Intended Market
January - April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Anmore	3	5	2	1	0	0	5	6
Belcarra	1	1	0	0	0	0	1	1
Bowen Island	18	3	0	0	5	0	23	3
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	27	41	602	6	20	22	649	69
Burnaby - Lougheed Mall	1	1	0	97	1	0	2	98
Burnaby - South & East	7	18	0	0	7	11	14	29
Burnaby - Central Park	6	10	0	783	4	4	10	797
Burnaby - Remainder	59	90	44	131	35	174	138	395
Burnaby Total	100	160	646	1,017	67	211	813	1,388
Coquitlam	85	124	435	558	48	92	568	774
Delta - Tsawwassen	8	8	16	4	1	3	25	15
Delta - Ladner	10	10	84	38	5	2	99	50
Delta - North	22	11	105	0	17	11	144	22
Delta	40	29	205	42	23	16	268	87
Langley City	4	1	0	14	0	0	4	15
Langley District	109	99	315	238	255	27	679	364
Lion's Bay	1	0	0	0	0	0	1	0
Maple Ridge	81	159	92	137	20	7	193	303
New Westminster	32	23	602	12	203	241	837	276
North Vancouver City	22	27	3	232	17	123	42	382
North Vancouver DM	52	39	14	493	30	29	96	561
Pitt Meadows	7	6	0	0	0	1	7	7
Port Coquitlam	22	19	344	28	13	6	379	53
Port Moody	1	6	18	7	1	0	20	13
Richmond	149	123	418	743	30	27	597	893
Surrey - South	109	134	279	191	18	35	406	360
Surrey - Cloverdale	24	27	27	17	16	17	67	61
Surrey - North	109	145	100	85	48	76	257	306
Surrey - Guildford	1	5	124	52	1	4	126	61
Surrey - Whalley	38	35	946	91	30	27	1,014	153
Surrey Total	281	346	1,476	436	113	159	1,870	941
University Endowment Lands	3	1	105	0	90	0	198	1
Vancouver - West End	0	0	3	0	0	0	3	0
Vancouver - Downtown	0	0	0	493	6	678	6	1,171
Vancouver - Kitsilano	2	3	5	24	97	0	104	27
Vancouver - False Creek	0	0	0	0	0	0	0	0
Vancouver - Granville/Oak	2	4	0	134	3	9	5	147
Vancouver - Kerrisdale	7	13	0	0	2	5	9	18
Vancouver - Marpole	11	17	50	261	14	4	75	282
Vancouver - Eastside	100	148	457	254	194	398	751	800
Vancouver - Mt. Pleasant	7	10	4	168	1	201	12	379
Vancouver - Strath/Grand	2	8	0	365	3	5	5	378
Vancouver - Westside	40	81	62	184	30	47	132	312
Vancouver Total	171	284	581	1,883	350	1,347	1,102	3,514
West Vancouver	28	59	0	57	0	1	28	117
White Rock	12	13	0	89	6	9	18	111
First Nations	0	18	0	0	0	4	0	22
Vancouver CMA	1,222	1,545	5,256	5,987	1,271	2,300	7,749	9,832

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Anmore	0	0	0	0	0	0	0	0	0	0	n/a
Belcarra	0	0	0	0	0	0	0	0	0	0	n/a
Bowen Island	2	0	0	0	0	0	1	0	3	0	n/a
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	3	5	0	0	0	0	2	3	5	8	-37.5
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - South & East	2	2	2	0	0	0	2	2	6	4	50.0
Burnaby - Central Park	1	1	2	0	0	0	1	1	4	2	100.0
Burnaby - Remainder	14	14	8	16	0	0	7	55	29	85	-65.9
Burnaby Total	20	22	12	16	0	0	12	61	44	99	-55.6
Coquitlam	19	19	0	0	12	0	161	10	192	29	**
Delta - Tsawwassen	9	1	0	0	0	0	0	42	9	43	-79.1
Delta - Ladner	1	0	0	0	45	0	30	0	76	0	n/a
Delta - North	9	7	0	0	0	0	7	6	16	13	23.1
Delta	19	8	0	0	45	0	37	48	101	56	80.4
Langley City	0	1	0	0	0	0	127	0	127	1	**
Langley District	32	24	0	4	58	47	13	71	103	146	-29.5
Lion's Bay	0	0	0	0	0	0	0	0	0	0	n/a
Maple Ridge	36	14	0	0	8	3	3	1	47	18	161.1
New Westminster	4	1	0	0	5	0	187	0	196	1	**
North Vancouver City	12	1	0	0	0	0	313	1	325	2	**
North Vancouver DM	26	7	0	0	0	32	16	3	42	42	0.0
Pitt Meadows	0	2	0	0	0	0	0	1	0	3	-100.0
Port Coquitlam	1	1	4	0	23	0	1	1	29	2	**
Port Moody	3	0	0	0	0	0	0	0	3	0	n/a
Richmond	23	34	4	2	26	38	146	38	199	112	77.7
Surrey - South	31	25	4	2	33	48	10	63	78	138	-43.5
Surrey - Cloverdale	8	8	2	4	12	45	4	6	26	63	-58.7
Surrey - North	32	42	8	0	45	11	21	30	106	83	27.7
Surrey - Guildford	2	1	0	0	0	12	2	1	4	14	-71.4
Surrey - Whalley	16	19	2	0	3	0	9	14	30	33	-9.1
Surrey Total	89	95	16	6	93	116	46	114	244	331	-26.3
University Endowment Lands	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Kitsilano	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - False Creek	0	0	0	0	0	0	231	86	231	86	168.6
Vancouver - Granville/Oak	1	0	0	0	0	0	1	4	2	4	-50.0
Vancouver - Kerrisdale	3	3	0	0	0	0	0	1	3	4	-25.0
Vancouver - Marpole	4	6	0	0	0	0	7	0	11	6	83.3
Vancouver - Eastside	31	53	0	8	0	3	54	49	85	113	-24.8
Vancouver - Mt. Pleasant	0	1	0	4	0	0	0	0	0	5	-100.0
Vancouver - Strath/Grand	2	0	0	2	0	0	0	0	2	2	0.0
Vancouver - Westside	26	26	0	0	0	0	53	9	79	35	125.7
Vancouver Total	67	89	0	14	0	3	346	149	413	255	62.0
West Vancouver	17	8	0	0	0	0	0	0	17	8	112.5
White Rock	2	7	0	0	0	0	2	5	4	12	-66.7
First Nations	0	0	0	0	5	0	0	0	5	0	n/a
Vancouver CMA	372	333	36	42	275	239	1,411	503	2,094	1,117	87.5

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Anmore	0	8	0	0	0	0	0	0	0	8	-100.0
Belcarra	0	2	0	0	0	0	0	0	0	2	-100.0
Bowen Island	6	2	0	0	0	0	1	0	7	2	**
Burnaby - Mountain	0	0	0	0	0	0	0	0	0	0	n/a
Burnaby - North	24	26	2	0	0	0	13	15	39	41	-4.9
Burnaby - Lougheed Mall	0	2	0	0	0	0	0	2	0	4	-100.0
Burnaby - South & East	9	7	6	0	0	0	7	251	22	258	-91.5
Burnaby - Central Park	10	10	6	2	0	0	248	51	264	63	**
Burnaby - Remainder	52	68	12	36	50	0	40	95	154	199	-22.6
Burnaby Total	95	113	26	38	50	0	308	414	479	565	-15.2
Coquitlam	88	91	8	26	12	54	676	350	784	521	50.5
Delta - Tsawwassen	15	10	0	0	0	0	1	167	16	177	-91.0
Delta - Ladner	8	6	0	0	49	18	31	1	88	25	**
Delta - North	23	28	0	0	0	8	21	25	44	61	-27.9
Delta	46	44	0	0	49	26	53	193	148	263	-43.7
Langley City	0	2	0	0	0	0	184	0	184	2	**
Langley District	103	76	10	16	191	145	125	190	429	427	0.5
Lion's Bay	0	1	0	0	0	0	0	0	0	1	-100.0
Maple Ridge	108	112	0	2	21	73	12	41	141	228	-38.2
New Westminster	22	15	0	0	12	22	202	458	236	495	-52.3
North Vancouver City	14	9	4	2	0	0	316	5	334	16	**
North Vancouver DM	27	39	0	0	0	93	16	89	43	221	-80.5
Pitt Meadows	3	7	0	0	0	0	0	1	3	8	-62.5
Port Coquitlam	8	7	4	2	23	9	5	4	40	22	81.8
Port Moody	6	10	0	0	0	21	0	0	6	31	-80.6
Richmond	122	160	12	10	83	105	426	569	643	844	-23.8
Surrey - South	102	89	4	6	138	81	24	213	268	389	-31.1
Surrey - Cloverdale	33	37	2	4	35	72	82	24	152	137	10.9
Surrey - North	107	133	28	0	186	81	63	245	384	459	-16.3
Surrey - Guildford	5	5	0	0	0	44	4	5	9	54	-83.3
Surrey - Whalley	39	55	2	0	3	0	751	40	795	95	**
Surrey Total	286	319	36	10	362	278	924	527	1,608	1,134	41.8
University Endowment Lands	1	2	0	0	0	0	214	77	215	79	172.2
Vancouver - West End	0	0	0	0	0	0	0	0	0	0	n/a
Vancouver - Downtown	0	0	0	0	0	0	156	289	156	289	-46.0
Vancouver - Kitsilano	0	1	0	0	0	0	0	0	0	1	-100.0
Vancouver - False Creek	0	0	0	0	0	0	231	241	231	241	-4.1
Vancouver - Granville/Oak	4	3	2	0	0	10	59	11	65	24	170.8
Vancouver - Kerrisdale	15	11	0	0	0	0	1	24	16	35	-54.3
Vancouver - Marpole	20	25	2	2	0	0	11	13	33	40	-17.5
Vancouver - Eastside	180	186	10	18	0	3	119	609	309	816	-62.1
Vancouver - Mt. Pleasant	0	1	0	16	0	9	290	0	290	26	**
Vancouver - Strath/Grand	2	5	6	8	0	0	76	49	84	62	35.5
Vancouver - Westside	103	95	0	0	0	9	189	286	292	390	-25.1
Vancouver Total	324	327	20	44	0	31	1,132	1,522	1,476	1,924	-23.3
West Vancouver	17	42	0	0	0	0	8	0	25	42	-40.5
White Rock	15	25	0	2	0	0	9	22	24	49	-51.0
First Nations	1	0	0	0	5	0	0	0	6	0	n/a
Vancouver CMA	1,292	1,413	120	152	808	857	4,611	4,462	6,831	6,884	-0.8

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	2	3
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	0	0	0	0	0	0	2	2
Burnaby - Central Park	0	0	0	0	0	0	1	1
Burnaby - Remainder	0	0	0	0	0	42	7	13
Burnaby Total	0	0	0	0	0	42	12	19
Coquitlam	12	0	0	0	150	0	11	10
Delta - Tsawwassen	0	0	0	0	0	41	0	1
Delta - Ladner	45	0	0	0	30	0	0	0
Delta - North	0	0	0	0	0	0	7	6
Delta	45	0	0	0	30	41	7	7
Langley City	0	0	0	0	0	0	127	0
Langley District	58	47	0	0	0	0	13	71
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	8	3	0	0	0	0	3	1
New Westminster	5	0	0	0	0	0	187	0
North Vancouver City	0	0	0	0	308	0	5	1
North Vancouver DM	0	32	0	0	0	0	16	3
Pitt Meadows	0	0	0	0	0	0	0	1
Port Coquitlam	23	0	0	0	0	0	1	1
Port Moody	0	0	0	0	0	0	0	0
Richmond	26	38	0	0	137	27	9	11
Surrey - South	33	48	0	0	0	52	10	11
Surrey - Cloverdale	12	45	0	0	0	0	4	6
Surrey - North	45	11	0	0	0	0	21	30
Surrey - Guildford	0	12	0	0	0	0	2	1
Surrey - Whalley	3	0	0	0	0	0	9	14
Surrey Total	93	116	0	0	0	52	46	62
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	231	86	0	0
Vancouver - Granville/Oak	0	0	0	0	0	4	1	0
Vancouver - Kerrisdale	0	0	0	0	0	0	0	1
Vancouver - Marpole	0	0	0	0	7	0	0	0
Vancouver - Eastside	0	3	0	0	0	31	54	18
Vancouver - Mt. Pleasant	0	0	0	0	0	0	0	0
Vancouver - Strath/Grand	0	0	0	0	0	0	0	0
Vancouver - Westside	0	0	0	0	0	0	53	9
Vancouver Total	0	3	0	0	238	121	108	28
West Vancouver	0	0	0	0	0	0	0	0
White Rock	0	0	0	0	0	0	2	5
First Nations	5	0	0	0	0	0	0	0
Vancouver CMA	275	239	0	0	863	283	548	220

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	0	0	0	0	0	0	1	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	0	0	0	0	0	0	13	15
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	2
Burnaby - South & East	0	0	0	0	0	245	7	6
Burnaby - Central Park	0	0	0	0	242	44	6	7
Burnaby - Remainder	50	0	0	0	0	42	40	53
Burnaby Total	50	0	0	0	242	331	66	83
Coquitlam	12	54	0	0	625	313	51	37
Delta - Tsawwassen	0	0	0	0	0	99	1	68
Delta - Ladner	49	18	0	0	30	0	1	1
Delta - North	0	8	0	0	0	0	21	25
Delta	49	26	0	0	30	99	23	94
Langley City	0	0	0	0	0	0	184	0
Langley District	191	145	0	0	94	100	31	90
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	21	73	0	0	0	40	12	1
New Westminster	12	22	0	0	0	452	202	6
North Vancouver City	0	0	0	0	308	0	8	5
North Vancouver DM	0	93	0	0	0	0	16	89
Pitt Meadows	0	0	0	0	0	0	0	1
Port Coquitlam	23	9	0	0	0	0	5	4
Port Moody	0	21	0	0	0	0	0	0
Richmond	83	105	0	0	390	540	36	29
Surrey - South	138	81	0	0	0	191	24	22
Surrey - Cloverdale	35	72	0	0	64	0	18	24
Surrey - North	186	81	0	0	0	163	63	82
Surrey - Guildford	0	44	0	0	0	0	4	5
Surrey - Whalley	3	0	0	0	728	0	23	40
Surrey Total	362	278	0	0	792	354	132	173
University Endowment Lands	0	0	0	0	214	77	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	156	97	0	192
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	0	0	231	241	0	0
Vancouver - Granville/Oak	0	10	0	0	57	11	2	0
Vancouver - Kerrisdale	0	0	0	0	0	22	1	2
Vancouver - Marpole	0	0	0	0	7	8	4	5
Vancouver - Eastside	0	3	0	0	0	534	119	75
Vancouver - Mt. Pleasant	0	9	0	0	250	0	40	0
Vancouver - Strath/Grand	0	0	0	0	76	6	0	43
Vancouver - Westside	0	9	0	0	124	268	65	18
Vancouver Total	0	31	0	0	901	1,187	231	335
West Vancouver	0	0	0	0	8	0	0	0
White Rock	0	0	0	0	0	3	9	19
First Nations	5	0	0	0	0	0	0	0
Vancouver CMA	808	857	0	0	3,604	3,496	1,007	966

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.4: Completions by Submarket and by Intended Market
April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Anmore	0	0	0	0	0	0	0	0
Belcarra	0	0	0	0	0	0	0	0
Bowen Island	2	0	0	0	1	0	3	0
Burnaby - Mountain	0	0	0	0	0	0	0	0
Burnaby - North	3	5	0	0	2	3	5	8
Burnaby - Lougheed Mall	0	0	0	0	0	0	0	0
Burnaby - South & East	4	2	0	0	2	2	6	4
Burnaby - Central Park	3	1	0	0	1	1	4	2
Burnaby - Remainder	22	30	0	42	7	13	29	85
Burnaby Total	32	38	0	42	12	19	44	99
Coquitlam	27	18	154	0	11	11	192	29
Delta - Tsawwassen	1	1	8	41	0	1	9	43
Delta - Ladner	1	0	75	0	0	0	76	0
Delta - North	8	6	0	0	8	7	16	13
Delta	10	7	83	41	8	8	101	56
Langley City	0	1	0	0	127	0	127	1
Langley District	26	25	63	48	14	73	103	146
Lion's Bay	0	0	0	0	0	0	0	0
Maple Ridge	35	14	8	3	4	1	47	18
New Westminster	4	1	5	0	187	0	196	1
North Vancouver City	7	1	308	0	10	1	325	2
North Vancouver DM	26	7	0	32	16	3	42	42
Pitt Meadows	0	2	0	0	0	1	0	3
Port Coquitlam	10	1	18	0	1	1	29	2
Port Moody	1	0	2	0	0	0	3	0
Richmond	23	29	167	72	9	11	199	112
Surrey - South	31	27	37	100	10	11	78	138
Surrey - Cloverdale	8	12	14	45	4	6	26	63
Surrey - North	32	42	53	11	21	30	106	83
Surrey - Guildford	2	1	0	12	2	1	4	14
Surrey - Whalley	19	19	2	0	9	14	30	33
Surrey Total	92	101	106	168	46	62	244	331
University Endowment Lands	0	0	0	0	0	0	0	0
Vancouver - West End	0	0	0	0	0	0	0	0
Vancouver - Downtown	0	0	0	0	0	0	0	0
Vancouver - Kitsilano	0	0	0	0	0	0	0	0
Vancouver - False Creek	0	0	231	86	0	0	231	86
Vancouver - Granville/Oak	1	0	0	4	1	0	2	4
Vancouver - Kerrisdale	3	2	0	0	0	2	3	4
Vancouver - Marpole	2	4	7	0	2	2	11	6
Vancouver - Eastside	14	35	0	34	71	44	85	113
Vancouver - Mt. Pleasant	0	5	0	0	0	0	0	5
Vancouver - Strath/Grand	0	2	0	0	2	0	2	2
Vancouver - Westside	17	22	0	0	62	13	79	35
Vancouver Total	37	70	238	124	138	61	413	255
West Vancouver	17	8	0	0	0	0	17	8
White Rock	2	7	0	0	2	5	4	12
First Nations	5	0	0	0	0	0	5	0
Vancouver CMA	356	330	1,152	530	586	257	2,094	1,117

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
April 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Anmore													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	1	6.7	4	26.7	1	6.7	5	33.3	4	26.7	15	-	-
Belcarra													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
Bowen Island													
April 2017	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	16.7	2	33.3	2	33.3	1	16.7	6	-	-
Year-to-date 2016	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Burnaby													
April 2017	0	0.0	0	0.0	0	0.0	14	63.6	8	36.4	22	2,345,000	2,394,477
April 2016	0	0.0	0	0.0	6	27.3	12	54.5	4	18.2	22	1,855,000	1,987,802
Year-to-date 2017	0	0.0	0	0.0	3	4.5	41	61.2	23	34.3	67	2,200,000	2,367,283
Year-to-date 2016	0	0.0	2	1.9	31	29.0	59	55.1	15	14.0	107	1,690,000	1,848,271
Coquitlam													
April 2017	0	0.0	0	0.0	7	31.8	14	63.6	1	4.5	22	1,600,000	1,788,198
April 2016	0	0.0	1	4.5	17	77.3	4	18.2	0	0.0	22	1,382,500	1,344,127
Year-to-date 2017	0	0.0	4	5.0	22	27.5	50	62.5	4	5.0	80	1,690,000	1,760,043
Year-to-date 2016	1	0.9	10	9.3	72	66.7	24	22.2	1	0.9	108	1,345,000	1,321,335
Delta													
April 2017	0	0.0	2	8.3	14	58.3	8	33.3	0	0.0	24	1,425,000	1,361,607
April 2016	0	0.0	0	0.0	5	41.7	4	33.3	3	25.0	12	1,535,000	2,177,016
Year-to-date 2017	0	0.0	5	12.5	21	52.5	14	35.0	0	0.0	40	1,425,000	1,424,961
Year-to-date 2016	0	0.0	5	12.8	23	59.0	8	20.5	3	7.7	39	1,295,000	1,538,778
Langley City													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	2	66.7	1	33.3	0	0.0	0	0.0	3	-	-
Langley District													
April 2017	3	12.5	11	45.8	3	12.5	6	25.0	1	4.2	24	942,500	1,199,123
April 2016	1	6.3	9	56.3	3	18.8	3	18.8	0	0.0	16	895,000	1,097,003
Year-to-date 2017	4	4.8	33	39.8	29	34.9	15	18.1	2	2.4	83	1,150,000	1,221,163
Year-to-date 2016	18	26.9	33	49.3	11	16.4	4	6.0	1	1.5	67	865,000	954,838

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Lion's Bay													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Maple Ridge													
April 2017	2	5.4	23	62.2	8	21.6	3	8.1	1	2.7	37	915,000	1,041,028
April 2016	15	93.8	0	0.0	0	0.0	1	6.3	0	0.0	16	627,500	680,892
Year-to-date 2017	21	18.6	67	59.3	16	14.2	8	7.1	1	0.9	113	840,000	930,011
Year-to-date 2016	116	85.3	11	8.1	8	5.9	1	0.7	0	0.0	136	590,000	648,486
New Westminster													
April 2017	0	0.0	0	0.0	3	75.0	0	0.0	1	25.0	4	-	-
April 2016	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	9	60.0	2	13.3	4	26.7	15	-	1,827,222
Year-to-date 2016	2	9.5	6	28.6	11	52.4	2	9.5	0	0.0	21	995,000	1,040,325
North Vancouver City													
April 2017	0	0.0	0	0.0	0	0.0	5	62.5	3	37.5	8	-	2,449,171
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	6	46.2	7	53.8	13	-	2,448,448
Year-to-date 2016	0	0.0	0	0.0	4	50.0	4	50.0	0	0.0	8	-	1,454,200
North Vancouver DM													
April 2017	0	0.0	0	0.0	0	0.0	9	32.1	19	67.9	28	3,147,500	3,045,315
April 2016	0	0.0	0	0.0	1	11.1	6	66.7	2	22.2	9	-	2,222,761
Year-to-date 2017	0	0.0	0	0.0	0	0.0	10	29.4	24	70.6	34	3,147,500	3,032,377
Year-to-date 2016	0	0.0	0	0.0	6	11.3	34	64.2	13	24.5	53	2,025,000	2,184,752
Pitt Meadows													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	1	33.3	0	0.0	0	0.0	1	33.3	1	33.3	3	-	-
Year-to-date 2016	5	71.4	2	28.6	0	0.0	0	0.0	0	0.0	7	-	-
Port Coquitlam													
April 2017	0	0.0	2	33.3	4	66.7	0	0.0	0	0.0	6	-	1,067,026
April 2016	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	0	0.0	3	25.0	8	66.7	1	8.3	0	0.0	12	-	1,067,026
Year-to-date 2016	0	0.0	6	85.7	1	14.3	0	0.0	0	0.0	7	-	-
Port Moody													
April 2017	0	0.0	0	0.0	0	0.0	3	75.0	1	25.0	4	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	71.4	2	28.6	7	-	-
Year-to-date 2016	0	0.0	0	0.0	9	90.0	0	0.0	1	10.0	10	1,300,000	1,443,711
Richmond													
April 2017	0	0.0	0	0.0	1	1.5	30	44.1	37	54.4	68	2,525,000	2,841,651
April 2016	0	0.0	5	17.9	0	0.0	13	46.4	10	35.7	28	2,100,000	2,188,153
Year-to-date 2017	0	0.0	0	0.0	7	4.8	72	49.0	68	46.3	147	2,315,000	2,624,039
Year-to-date 2016	0	0.0	5	3.8	7	5.3	69	51.9	52	39.1	133	2,200,000	2,329,174

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $750,000		$750,000 - $999,999		$1,000,000 - $1,499,999		$1,500,000 - $2,499,999		$2,500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Surrey													
April 2017	0	0.0	13	13.4	56	57.7	17	17.5	11	11.3	97	1,300,000	1,517,028
April 2016	13	12.1	49	45.8	33	30.8	10	9.3	2	1.9	107	950,000	1,113,638
Year-to-date 2017	12	3.9	62	20.4	166	54.6	45	14.8	19	6.3	304	1,250,000	1,368,578
Year-to-date 2016	42	12.4	148	43.5	95	27.9	48	14.1	7	2.1	340	950,000	1,135,241
University Endowment Lands													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Vancouver City													
April 2017	0	0.0	0	0.0	1	2.6	15	38.5	23	59.0	39	2,550,000	3,351,046
April 2016	0	0.0	1	1.7	6	10.2	26	44.1	26	44.1	59	2,300,000	2,832,202
Year-to-date 2017	0	0.0	1	0.7	5	3.7	37	27.6	91	67.9	134	2,995,000	3,597,472
Year-to-date 2016	1	0.4	2	0.8	34	14.1	79	32.8	125	51.9	241	2,545,000	2,844,868
West Vancouver													
April 2017	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	5,164,286
April 2016	0	0.0	0	0.0	0	0.0	2	18.2	9	81.8	11	3,830,000	4,349,877
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	5,164,286
Year-to-date 2016	0	0.0	0	0.0	0	0.0	8	14.0	49	86.0	57	4,050,000	4,425,801
White Rock													
April 2017	0	0.0	0	0.0	0	0.0	1	25.0	3	75.0	4	-	-
April 2016	0	0.0	0	0.0	2	40.0	2	40.0	1	20.0	5	-	1,953,000
Year-to-date 2017	0	0.0	0	0.0	0	0.0	7	35.0	13	65.0	20	-	2,865,125
Year-to-date 2016	0	0.0	2	8.0	4	16.0	10	40.0	9	36.0	25	2,100,000	2,197,754
First Nations													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Vancouver CMA													
April 2017	5	1.3	51	12.9	97	24.5	126	31.8	117	29.5	396	1,820,000	2,131,920
April 2016	29	9.2	68	21.7	76	24.2	84	26.8	57	18.2	314	1,400,000	1,787,609
Year-to-date 2017	39	3.6	176	16.1	290	26.6	316	28.9	271	24.8	1,092	1,600,000	1,992,484
Year-to-date 2016	186	13.4	238	17.2	319	23.0	357	25.8	284	20.5	1,384	1,400,000	1,780,886

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2017

Submarket	April 2017	April 2016	% Change	YTD 2017	YTD 2016	% Change
Anmore	-	-	n/a	-	-	n/a
Belcarra	-	-	n/a	-	-	n/a
Bowen Island	-	-	n/a	-	-	n/a
Burnaby	2,394,477	1,987,802	20.5	2,367,283	1,848,271	28.1
Coquitlam	1,788,198	1,344,127	33.0	1,760,043	1,321,335	33.2
Delta	1,361,607	2,177,016	-37.5	1,424,961	1,538,778	-7.4
Langley City	-	-	n/a	-	-	n/a
Langley District	1,199,123	1,097,003	9.3	1,221,163	954,838	27.9
Lion's Bay	-	-	n/a	-	-	n/a
Maple Ridge	1,041,028	680,892	52.9	930,011	648,486	43.4
New Westminster	-	-	n/a	1,827,222	1,040,325	75.6
North Vancouver City	2,449,171	-	n/a	2,448,448	1,454,200	68.4
North Vancouver DM	3,045,315	2,222,761	37.0	3,032,377	2,184,752	38.8
Pitt Meadows	-	-	n/a	-	-	n/a
Port Coquitlam	1,067,026	-	n/a	1,067,026	-	n/a
Port Moody	-	-	n/a	-	1,443,711	n/a
Richmond	2,841,651	2,188,153	29.9	2,624,039	2,329,174	12.7
Surrey	1,517,028	1,113,638	36.2	1,368,578	1,135,241	20.6
University Endowment Lands	-	-	n/a	-	-	n/a
Vancouver City	3,351,046	2,832,202	18.3	3,597,472	2,844,868	26.5
West Vancouver	5,164,286	4,349,877	18.7	5,164,286	4,425,801	16.7
White Rock	-	1,953,000	n/a	2,865,125	2,197,754	30.4
First Nations	-	-	n/a	-	-	n/a
Vancouver CMA	2,131,920	1,787,609	19.3	1,992,484	1,780,886	11.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Vancouver

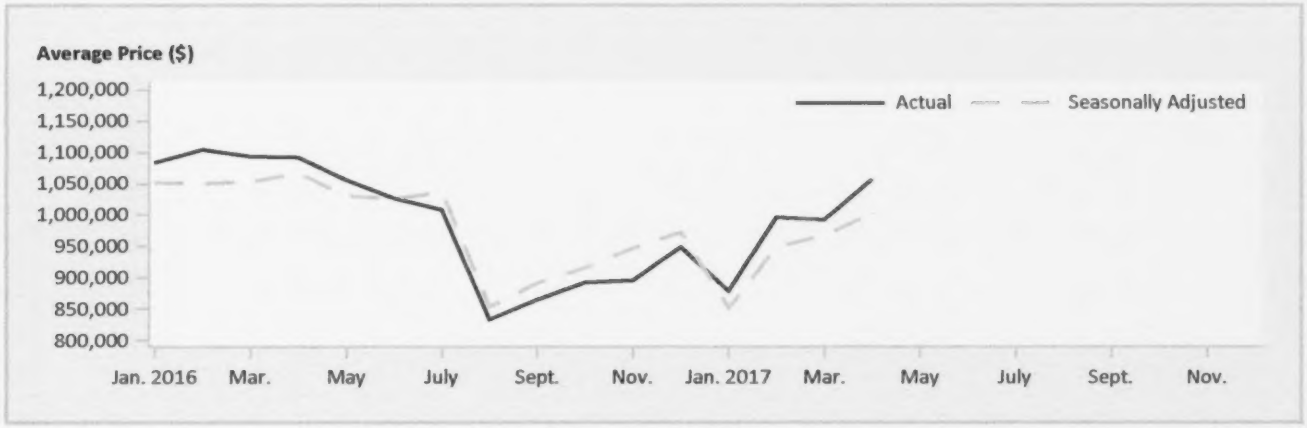


Figure 5.2: MLS® Residential Sales for Vancouver

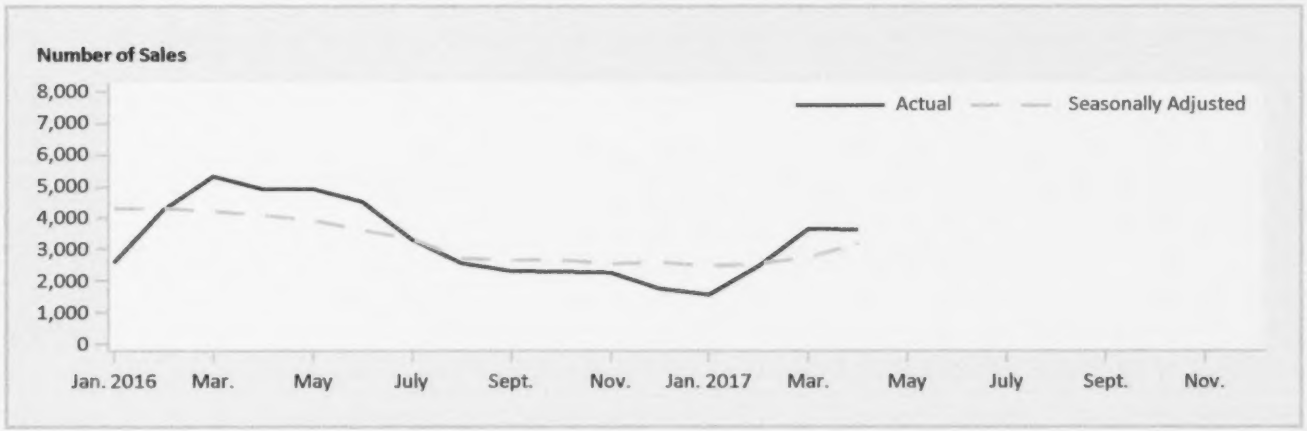
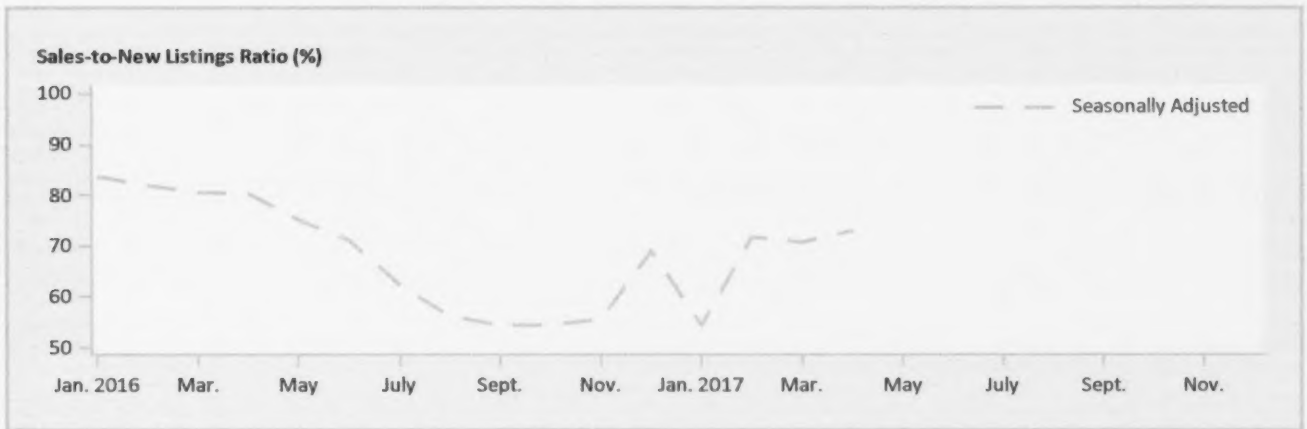


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Vancouver



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
April 2017

		Interest Rates			NHPI, Total, Vancouver CMA 2016.12 =100	CPI, 2002 =100	Vancouver Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	96.4	122.7	1,340	5.7	66.1	932
	February	561	3.14	4.64	97.2	122.8	1,341	6.1	66.4	932
	March	561	3.14	4.64	97.6	124.0	1,345	6.2	66.6	924
	April	561	3.14	4.64	97.8	124.0	1,351	5.9	66.6	915
	May	561	3.14	4.64	98.9	124.9	1,355	5.6	66.5	913
	June	561	3.14	4.64	99.3	125.3	1,360	5.3	66.5	919
	July	567	3.14	4.74	99.8	125.7	1,367	5.4	66.8	921
	August	567	3.14	4.74	99.8	125.6	1,371	5.2	66.7	924
	September	561	3.14	4.64	100.1	125.4	1,373	4.9	66.5	923
	October	561	3.14	4.64	100.3	125.4	1,369	4.9	66.2	926
	November	561	3.14	4.64	100.0	124.6	1,361	5.1	65.9	925
	December	561	3.14	4.64	100.0	124.7	1,359	5.1	65.8	929
2017	January	561	3.14	4.64	99.9	125.3	1,358	4.9	65.6	931
	February	561	3.14	4.64	99.8	125.5	1,367	4.7	65.7	936
	March	561	3.14	4.64	100.5	126.1	1,370	4.7	65.8	938
	April	561	3.14	4.64		126.3	1,377	4.8	66.1	934
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1.1: Housing Activity Summary of Abbotsford-Mission CMA
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2017	39	0	0	1	0	58	2	7	107
April 2016	31	0	0	2	23	0	6	6	68
% Change	25.8	n/a	n/a	-50.0	-100.0	n/a	-66.7	16.7	57.4
Year-to-date 2017	104	0	4	4	23	357	6	17	515
Year-to-date 2016	142	0	3	7	87	169	21	21	450
% Change	-26.8	n/a	33.3	-42.9	-73.6	111.2	-71.4	-19.0	14.4
UNDER CONSTRUCTION									
April 2017	285	0	4	14	163	634	15	70	1,185
April 2016	334	0	3	10	171	396	30	73	1,017
% Change	-14.7	n/a	33.3	40.0	-4.7	60.1	-50.0	-4.1	16.5
COMPLETIONS									
April 2017	38	0	0	2	29	0	1	44	114
April 2016	41	0	0	1	7	0	3	10	62
% Change	-7.3	n/a	n/a	100.0	**	n/a	-66.7	**	83.9
Year-to-date 2017	112	16	7	12	58	62	6	60	333
Year-to-date 2016	117	0	0	1	61	0	6	21	206
% Change	-4.3	n/a	n/a	**	-4.9	n/a	0.0	185.7	61.7
COMPLETED & NOT ABSORBED									
April 2017	63	4	0	2	22	61	n/a	n/a	152
April 2016	14	0	0	0	26	78	n/a	n/a	118
% Change	**	n/a	n/a	n/a	-15.4	-21.8	n/a	n/a	28.8
ABSORBED									
April 2017	44	2	3	3	20	7	n/a	n/a	79
April 2016	40	0	0	1	7	0	n/a	n/a	48
% Change	10.0	n/a	n/a	200.0	185.7	n/a	n/a	n/a	64.6
Year-to-date 2017	115	12	7	11	48	75	n/a	n/a	268
Year-to-date 2016	125	1	0	1	61	3	n/a	n/a	191
% Change	-8.0	**	n/a	**	-21.3	**	n/a	n/a	40.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Abbotsford City									
April 2017	33	0	0	1	0	58	1	7	100
April 2016	20	0	0	2	23	0	5	6	56
Mission DM									
April 2017	6	0	0	0	0	0	1	0	7
April 2016	11	0	0	0	0	0	1	0	12
First Nations									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2017	39	0	0	1	0	58	2	7	107
April 2016	31	0	0	2	23	0	6	6	68
UNDER CONSTRUCTION									
Abbotsford City									
April 2017	205	0	0	13	148	634	11	70	1,081
April 2016	242	0	0	10	157	396	22	69	896
Mission DM									
April 2017	80	0	4	1	15	0	4	0	104
April 2016	92	0	3	0	14	0	8	4	121
First Nations									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2017	285	0	4	14	163	634	15	70	1,185
April 2016	334	0	3	10	171	396	30	73	1,017
COMPLETIONS									
Abbotsford City									
April 2017	28	0	0	0	29	0	0	44	101
April 2016	36	0	0	1	7	0	3	10	57
Mission DM									
April 2017	10	0	0	2	0	0	1	0	13
April 2016	5	0	0	0	0	0	0	0	5
First Nations									
April 2017	0	0	0	0	0	0	0	0	0
April 2016	0	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA									
April 2017	38	0	0	2	29	0	1	44	114
April 2016	41	0	0	1	7	0	3	10	62

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.2: Housing Activity Summary by Submarket
April 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Abbotsford City									
April 2017	50	0	0	1	22	61	n/a	n/a	134
April 2016	10	0	0	0	26	78	n/a	n/a	114
Mission DM									
April 2017	13	4	0	1	0	0	n/a	n/a	18
April 2016	4	0	0	0	0	0	n/a	n/a	4
First Nations									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
April 2017	63	4	0	2	22	61	n/a	n/a	152
April 2016	14	0	0	0	26	78	n/a	n/a	118
ABSORBED									
Abbotsford City									
April 2017	30	0	0	1	20	7	n/a	n/a	58
April 2016	36	0	0	1	7	0	n/a	n/a	44
Mission DM									
April 2017	14	2	3	2	0	0	n/a	n/a	21
April 2016	4	0	0	0	0	0	n/a	n/a	4
First Nations									
April 2017	0	0	0	0	0	0	n/a	n/a	0
April 2016	0	0	0	0	0	0	n/a	n/a	0
Abbotsford-Mission CMA									
April 2017	44	2	3	3	20	7	n/a	n/a	79
April 2016	40	0	0	1	7	0	n/a	n/a	48

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 1.3: History of Housing Starts of Abbotsford-Mission CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	406	16	10	27	247	308	36	86	1,136
% Change	11.8	**	n/a	**	60.4	86.7	44.0	-4.4	40.9
2015	363	4	0	5	154	165	25	90	806
% Change	60.6	n/a	n/a	n/a	129.9	13.0	0.0	157.1	61.5
2014	226	0	0	0	67	146	25	35	499
% Change	21.5	n/a	n/a	n/a	-26.4	-24.0	66.7	-86.8	-33.4
2013	186	0	0	0	91	192	15	265	749
% Change	-2.6	-100.0	-100.0	n/a	3.4	**	114.3	n/a	101.9
2012	191	2	52	0	88	31	7	0	371
% Change	-18.4	0.0	-23.5	-100.0	-34.8	-64.4	-30.0	n/a	-30.9
2011	234	2	68	1	135	87	10	0	537
% Change	-32.6	0.0	-19.0	-66.7	80.0	n/a	100.0	n/a	4.1
2010	347	2	84	3	75	0	5	0	516
% Change	68.4	n/a	10.5	0.0	**	-100.0	**	n/a	41.4
2009	206	0	76	3	23	56	1	0	365
% Change	-37.8	-100.0	-9.5	-88.9	-84.4	-91.9	n/a	n/a	-71.6
2008	331	2	84	27	147	694	0	0	1,285
% Change	-33.0	n/a	-64.1	-18.2	32.4	**	n/a	n/a	18.1
2007	494	0	234	33	111	216	0	0	1,088

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2: Starts by Submarket and by Dwelling Type
April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Abbotsford City	35	27	0	0	0	23	65	6	100	56	78.6
Mission DM	7	12	0	0	0	0	0	0	7	12	-41.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	42	39	0	0	0	23	65	6	107	68	57.4

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Abbotsford City	86	105	0	4	23	69	374	186	483	364	32.7
Mission DM	28	65	0	0	4	17	0	4	32	86	-62.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	114	170	0	4	27	86	374	190	515	450	14.4

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Abbotsford City	0	23	0	0	58	0	7	6
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	0	23	0	0	58	0	7	6

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Abbotsford City	23	69	0	0	357	169	17	17
Mission DM	4	17	0	0	0	0	0	4
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	27	86	0	0	357	169	17	21

Table 2.4: Starts by Submarket and by Intended Market
April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Abbotsford City	33	20	59	25	8	11	100	56
Mission DM	6	11	0	0	1	1	7	12
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	39	31	59	25	9	12	107	68

Table 2.5: Starts by Submarket and by Intended Market
January - April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Abbotsford City	78	84	384	249	21	31	483	364
Mission DM	30	61	0	14	2	11	32	86
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	108	145	384	263	23	42	515	450

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3: Completions by Submarket and by Dwelling Type
April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	% Change
Abbotsford City	28	40	2	0	27	7	44	10	101	57	77.2
Mission DM	13	5	0	0	0	0	0	0	13	5	160.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	41	45	2	0	27	7	44	10	114	62	83.9

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Abbotsford City	91	96	2	0	47	61	121	20	261	177	47.5
Mission DM	39	28	16	0	16	0	1	1	72	29	148.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Abbotsford-Mission CMA	130	124	18	0	63	61	122	21	333	206	61.7

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt. + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt. + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Abbotsford City	27	7	0	0	0	0	44	10
Mission DM	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission DM	27	7	0	0	0	0	44	10

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Abbotsford City	47	61	0	0	62	0	59	20
Mission DM	16	0	0	0	0	0	1	1
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	63	61	0	0	62	0	60	21

Table 3.4: Completions by Submarket and by Intended Market
April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016	April 2017	April 2016
Abbotsford City	28	36	29	8	44	13	101	57
Mission DM	10	5	2	0	1	0	13	5
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	38	41	31	8	45	13	114	62

Table 3.5: Completions by Submarket and by Intended Market
January - April 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Abbotsford City	81	91	120	62	60	24	261	177
Mission DM	54	26	12	0	6	3	72	29
First Nations	0	0	0	0	0	0	0	0
Abbotsford-Mission CMA	135	117	132	62	66	27	333	206

Source: CMHC (Starts and Completions Survey)

Effective January 2013, single-detached houses with an attached accessory suite are recorded as one unit "Ownership, Single" and the accessory suite as one unit "Rental, Apt + Other". In 2012 and prior years, these structures were recorded as two units, "Ownership, Freehold, Apt + Other" in some markets, including the Vancouver CMA and Abbotsford-Mission CMA. This adjustment provides national consistency.

Table 4: Absorbed Single-Detached Units by Price Range
April 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $450,000		$450,000 - $549,999		$550,000 - $649,999		$650,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Abbotsford City													
April 2017	0	0.0	0	0.0	0	0.0	4	12.9	27	87.1	31	1,040,000	1,143,359
April 2016	2	5.4	5	13.5	9	24.3	16	43.2	5	13.5	37	-	642,894
Year-to-date 2017	0	0.0	0	0.0	4	4.7	13	15.1	69	80.2	86	890,000	1,041,961
Year-to-date 2016	6	6.5	13	14.0	25	26.9	41	44.1	8	8.6	93	672,500	635,354
Mission DM													
April 2017	1	6.3	3	18.8	1	6.3	2	12.5	9	56.3	16	792,500	963,496
April 2016	0	0.0	0	0.0	3	75.0	0	0.0	1	25.0	4	-	683,705
Year-to-date 2017	2	5.0	3	7.5	1	2.5	9	22.5	25	62.5	40	810,000	944,447
Year-to-date 2016	7	21.2	8	24.2	15	45.5	0	0.0	3	9.1	33	550,000	568,317
First Nations													
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Abbotsford-Mission CMA													
April 2017	1	2.1	3	6.4	1	2.1	6	12.8	36	76.6	47	900,000	1,082,129
April 2016	2	4.9	5	12.2	12	29.3	16	39.0	6	14.6	41	670,000	646,876
Year-to-date 2017	2	1.6	3	2.4	5	4.0	22	17.5	94	74.6	126	870,000	993,836
Year-to-date 2016	13	10.3	21	16.7	40	31.7	41	32.5	11	8.7	126	630,000	617,797

Source: CMHC (Starts and Completions Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2017

Submarket	April 2017	April 2016	% Change	YTD 2017	YTD 2016	% Change
Abbotsford City	1,143,359	642,894	77.8	1,041,961	635,354	64.0
Mission DM	963,496	683,705	40.9	944,447	568,317	66.2
First Nations	-	-	n/a	-	-	n/a
Abbotsford-Mission CMA	1,082,129	646,876	67.3	993,836	617,797	60.9

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Fraser Valley

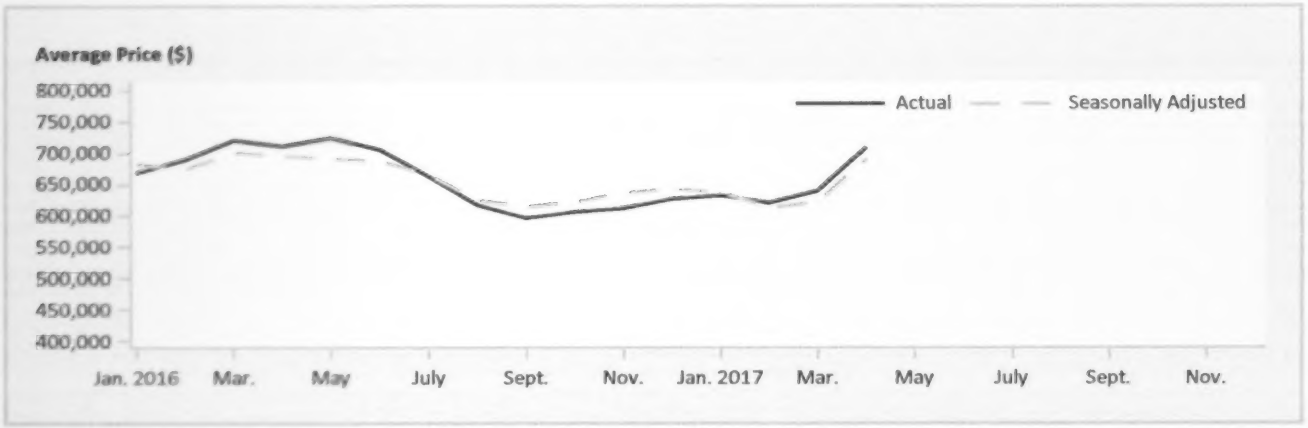


Figure 5.2: MLS® Residential Sales for Fraser Valley

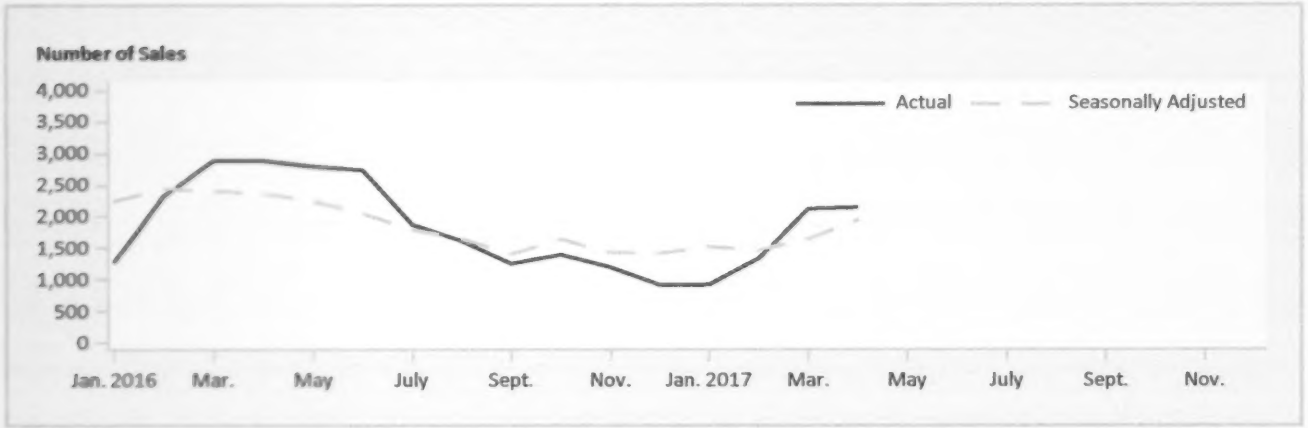
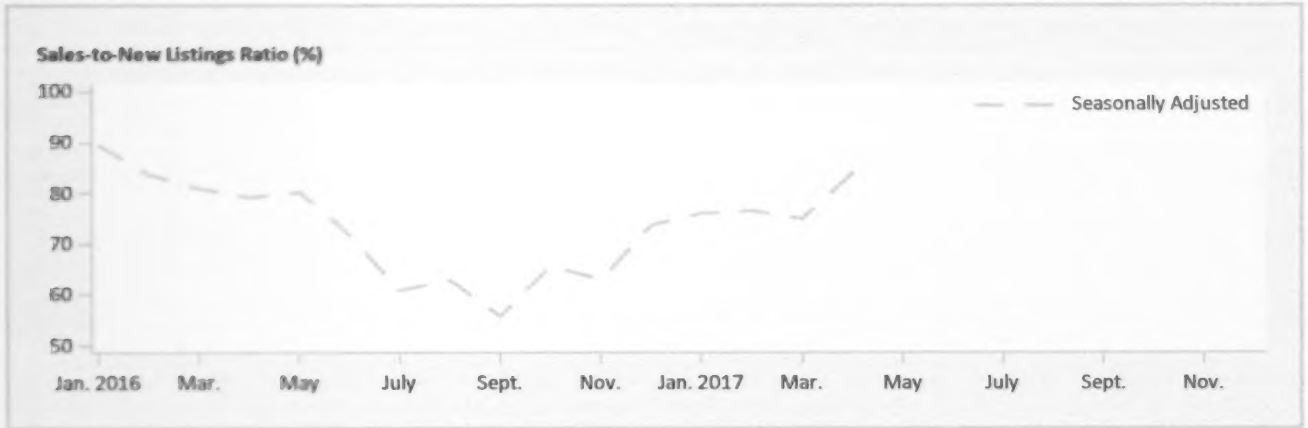


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Fraser Valley



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics
Note: Fraser Valley Real Estate Board includes North Delta, Surrey, Langley, White Rock, Abbotsford and Mission.

Table 6: Economic Indicators
April 2017

		Interest Rates			NHPI, Total, 2016.12 =100 (B.C.)	CPI, 2002 =100 (B.C.)	Abbotsford-Mission Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	96.3	120.7	90	7.3	66.3	825
	February	561	3.14	4.64	97.1	120.8	90	7.3	66.0	839
	March	561	3.14	4.64	97.4	121.8	89	7.2	65.3	861
	April	561	3.14	4.64	97.7	121.8	89	7.1	64.9	863
	May	561	3.14	4.64	98.8	122.7	89	7.1	64.8	867
	June	561	3.14	4.64	99.2	123.1	89	6.9	64.9	864
	July	567	3.14	4.74	99.7	123.3	91	6.4	65.6	871
	August	567	3.14	4.74	99.7	123.4	92	6.0	66.2	885
	September	561	3.14	4.64	100.0	123.2	93	6.1	66.8	888
	October	561	3.14	4.64	100.3	123.1	93	6.3	66.8	887
	November	561	3.14	4.64	100.0	122.7	94	6.3	67.4	868
	December	561	3.14	4.64	100.0	122.7	94	5.9	67.4	860
2017	January	561	3.14	4.64	99.9	123.5	94	6.2	67.6	851
	February	561	3.14	4.64	100.0	123.6	94	6.1	67.0	855
	March	561	3.14	4.64	100.5	124.2	93	6.3	66.8	851
	April	561	3.14	4.64		124.4	93	5.7	66.3	859
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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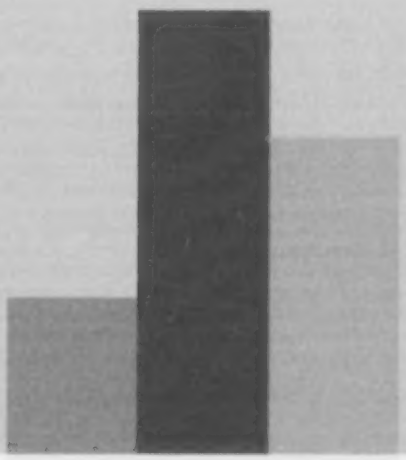

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